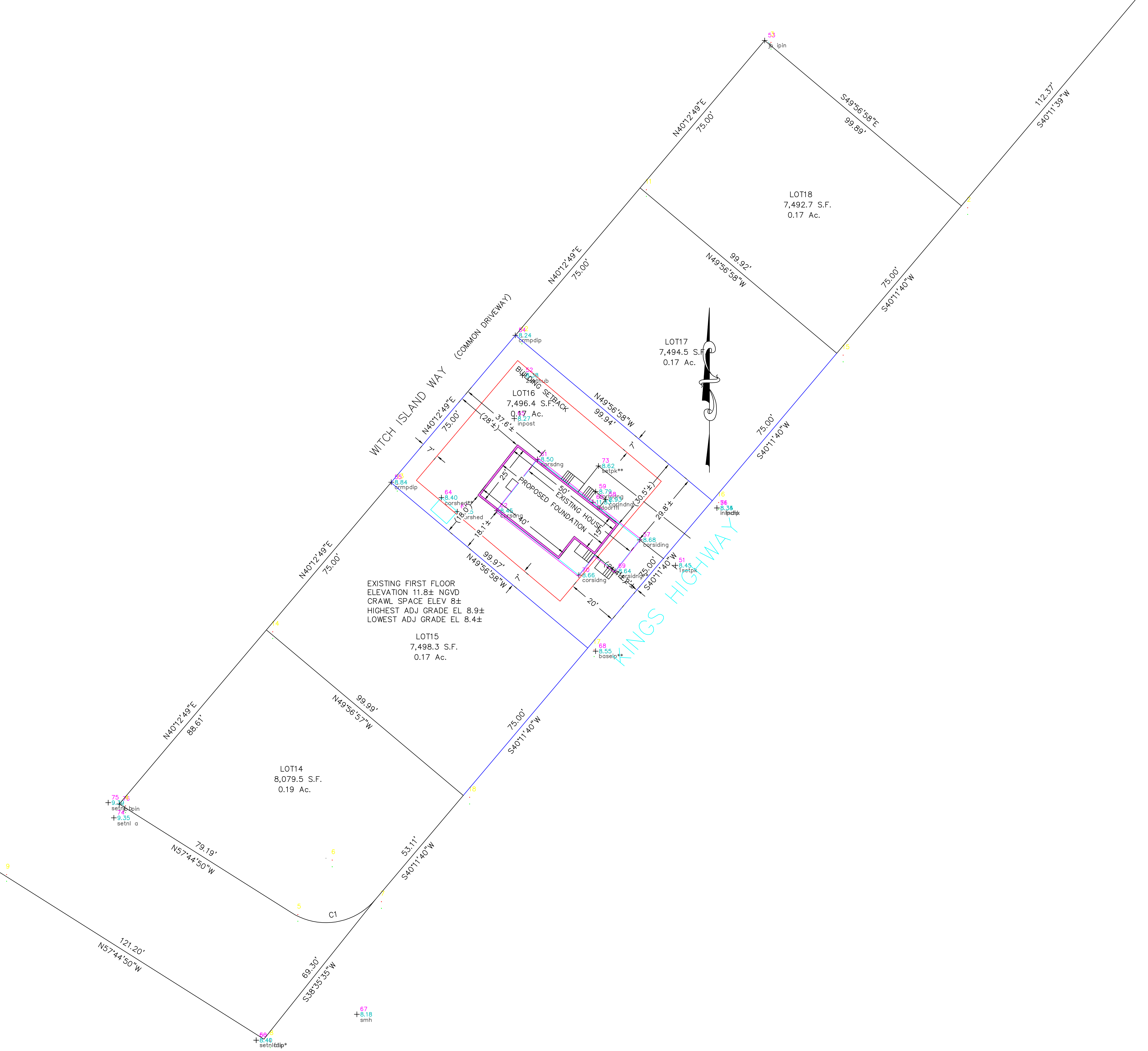
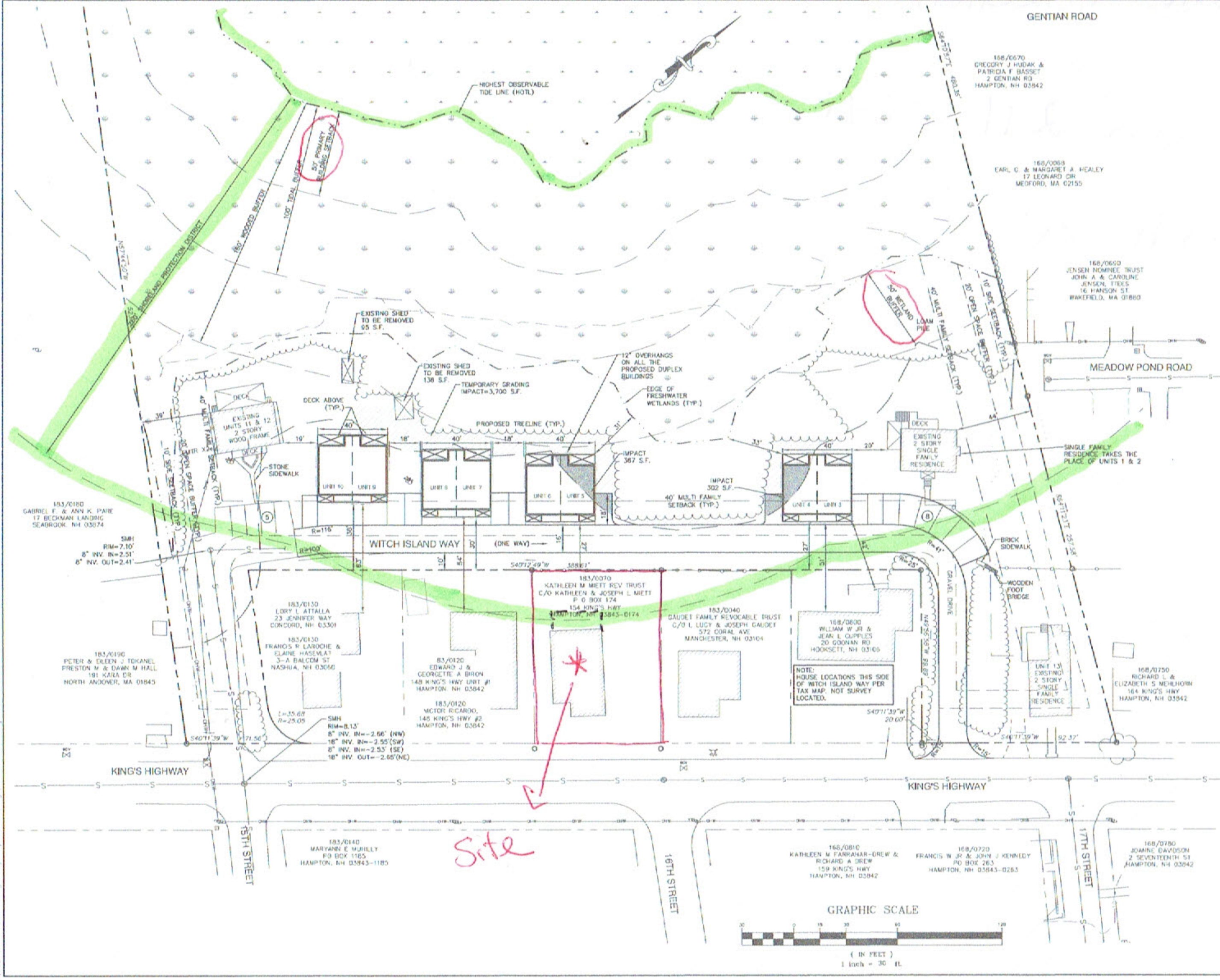
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	82°04'03"	25.05	35.88	32.89	S81°13'08"W


WITCH ISLAND WAY (COMMON DRIVEWAY)
KINGS HIGHWAY
LOT18
7,492.7 S.F.
0.17 Ac.
LOT17
7,494.5 S.F.
0.17 Ac.
LOT16
7,496.4 S.F.
0.17 Ac.
LOT15
7,498.3 S.F.
0.17 Ac.
LOT14
8,079.5 S.F.
0.19 Ac.
BUILDING SETBACK
PROPOSED FOUNDATION
EXISTING HOUSE
N40°12'49"E
75.00'
N40°12'49"E
75.00'
N40°12'49"E
75.00'
N40°12'49"E
75.00'
N40°12'49"E
88.61'
S49°56'58"E
99.89'
112.37'
S40°11'39"W
N49°56'58"W
99.92'
75.00'
S40°11'40"W
N49°56'58"W
99.94'
75.00'
S40°11'40"W
N49°56'58"W
99.97'
75.00'
S40°11'40"W
N49°56'57"W
99.99'
75.00'
S40°11'40"W
79.19'
N57°44'50"W
C1
53.11'
S40°11'40"W
121.20'
N57°44'50"W
69.30'
S38°35'35"W
(28'±)
37.6'±
7'
7'
7'
7'
25'
50'
40'
15'
(18.0')
18.1'±
(30.5'±)
29.8'±
20'
53 ipin
54 8.24 crmpdip
55 8.84 crmpdip
52 8.38 2sethub
65 8.27 inpost
61 8.50 corsdng
73 8.62 setpk**
59 8.79 corlndng
58 8.93 corlndng
60 11.83 @doorffl
64 8.40 corshed**
62 8.45 corsdng
57 8.68 corsiding
51 8.45 1setpk
69 8.64 corsidng**
70 8.66 corsidng
56 8.34 infpdip
68 8.55 baseip**
75 9.33 setnl bpin
74 9.35 setnl a
67 8.18 smh
50 8.40 setnl fdip*

EXISTING FIRST FLOOR
ELEVATION 11.8± NGVD
CRAWL SPACE ELEV 8±
HIGHEST ADJ GRADE EL 8.9±
LOWEST ADJ GRADE EL 8.4±

```
Command= 210-
Point#, Start#-End# or G#= 1-1266
Bearing      Distance  Elev    Descrip  Pnt.  Northing     Easting      Type
-------------------------02-04-2025-----11:50:29------------------D:...\BMHOME15
                                        1     5000.0000    5000.0000
                                        2     4914.1649    4927.4787    TRA
                                        3     4978.4404    4851.0152    TRA
                                        4     4681.6812    4600.1133    TRA
                                        5     4639.4210    4667.0845    TRA
                                        6     4660.6059    4680.4526    TRA
                                        7     4644.4421    4699.5898    TRA
                                        8     4590.2810    4656.3643    TRA
                                        9     4654.9601    4553.8652    TRA
                                        10    5112.1484    4768.1160    TRA
                                        11    4921.1672    4802.5922    TRA
                                        12    4863.8940    4754.1693    TRA
                                        13    4806.6208    4705.7464    TRA
                                        14    4749.3476    4657.3234    TRA
                                        15    4856.8755    4879.0749    TRA
                                        16    4799.5861    4830.6710    TRA
                                        17    4742.2968    4782.2672    TRA
                                        18    4685.0074    4733.8634    TRA
                       8.41    setnlfdi 50    4589.8623    4653.3599
                       8.45    1setpk   51    4774.4302    4816.3442    TRA
                       8.38    2sethub  52    4848.3291    4756.8524    SS
                               jb ipin  53    4978.4404    4851.0152    SS
                       8.24    crmpdip  54    4863.8553    4754.0900    SS
                       8.84    crmpdip  55    4806.7446    4705.8586    SS
                       8.35    infndip  56    4765.8413    4796.5428    SS
                       8.68    corsidin 57    4784.3585    4802.4532    SS
                       8.93    corlndng 58    4800.0356    4789.1713    SS
                       8.79    corlndng 59    4803.1126    4785.3170    SS
                       11.83   @doorffl 60    4798.9839    4784.2481    SS
                       8.50    corsdng  61    4815.6571    4762.6931    SS
                       8.45    corsdng  62    4795.7072    4746.9260    SS
                       8.25    corshed  63    4795.3135    4731.5362    SS
                       8.40    corshed* 64    4800.7920    4725.3462    SS
                       8.27    inpost   65    4831.4945    4753.6848    SS
                       8.40    setnlati 66    4589.8623    4653.3599    SS
                       8.18    smh      67    4599.9331    4692.4794    SS
                       8.55    baseip** 68    4741.0914    4785.2773    SS
                       8.64    corsidng 69    4772.2258    4792.8574    SS
                       8.66    corsidng 70    4770.6322    4778.7958    SS
                       8.34    inipchk  71    4796.7473    4832.4640    SS
                       10.15   fndnlpol 72    4969.4036    5032.7722    SS
                       8.62    setpk**  73    4813.0845    4786.4259    SS
                       9.35    setnl a  74    4676.2996    4598.0289    SS
                       9.39    setnl b  75    4682.1918    4595.8227    SS
                               jb pin   76    4681.7204    4600.1471    INT
```

F:\Land Projects 3\08248-Hampton-Kings-Highway-Bauer\dwg\08248-PLAN.dwg 4/10/2009 12:27:00 PM EDT

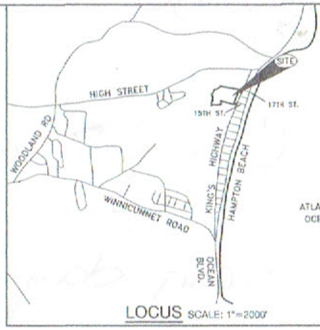

GENTIAN ROAD
HIGHEST OBSERVABLE TIDE LINE (HOTL)
50' PRIMARY BUILDING SETBACK
100' TIDAL BUFFER
150' WOODED BUFFER
250' SHORELAND PROTECTION DISTRICT
EXISTING SHED TO BE REMOVED 95 S.F.
EXISTING SHED TO BE REMOVED 136 S.F.
TEMPORARY GRADING IMPACT=3,700 S.F.
12" OVERHANGS ON ALL THE PROPOSED DUPLEX BUILDINGS
EDGE OF FRESHWATER WETLANDS (TYP.)
PROPOSED TREELINE (TYP.)
DECK ABOVE (TYP.)
EXISTING UNITS 11 & 12 2 STORY WOOD FRAME
STONE SIDEWALK
IMPACT 367 S.F.
IMPACT 302 S.F.
40' MULTI FAMILY SETBACK (TYP.)
50' WETLAND BUFFER
LOAM PILE
10' SIDE SETBACK (TYP.)
20' OPEN SPACE BUFFER (TYP.)
EXISTING 2 STORY SINGLE FAMILY RESIDENCE
SINGLE FAMILY RESIDENCE TAKES THE PLACE OF UNITS 1 & 2
MEADOW POND ROAD
WITCH ISLAND WAY
(ONE WAY)
BRICK SIDEWALK
WOODEN FOOT BRIDGE
GRAVEL DRIVE
UNIT 13 EXISTING 2 STORY SINGLE FAMILY RESIDENCE
NOTE: HOUSE LOCATIONS THIS SIDE OF WITCH ISLAND WAY PER TAX MAP. NOT SURVEY LOCATED.
KING'S HIGHWAY
15TH STREET
16TH STREET
17TH STREET
168/0670 GREGORY J HUDAK & PATRICIA F BASSET 2 GENTIAN RD HAMPTON, NH 03842
168/0068 EARL C. & MARGARET A. HEALEY 17 LEONARD DR MEDFORD, MA 02155
168/0690 JENSEN NOMINEE TRUST JOHN A & CAROLINE JENSEN, TTEES 16 HANSON ST WAKEFIELD, MA 01880
183/0180 GABRIEL F. & ANN K. PARE 12 BECKMAN LANDING SEABROOK, NH 03874
183/0190 PETER & EILEEN J TOKANEL PRESTON M & DAWN M HALL 191 KARA DR NORTH ANDOVER, MA 01845
183/0130 LORY L ATTALLA 23 JENNIFER WAY CONCORD, NH 03301
183/0130 FRANCIS R LAROCHE & ELAINE HASELMAT 3-A BALCOM ST NASHUA, NH 03060
183/0120 EDWARD J & GEORGETTE A BRION 148 KING'S HWY UNIT #1 HAMPTON, NH 03842
183/0120 VICTOR RICARDO 148 KING'S HWY #2 HAMPTON, NH 03842
183/0070 KATHLEEN M MIETT REV TRUST C/O KATHLEEN & JOSEPH L MIETT P O BOX 174 154 KING'S HWY HAMPTON, NH 03843-0174
183/0040 GAUDET FAMILY REVOCABLE TRUST C/O L LUCY & JOSEPH GAUDET 572 CORAL AVE MANCHESTER, NH 03104
168/0800 WILLIAM W JR & JEAN L CUPPLES 20 GOONAN RD HOOKSETT, NH 03106
168/0750 RICHARD L & ELIZABETH S MEHLHORN 164 KING'S HWY HAMPTON, NH 03842
183/0140 MARYANN E MURILLY PO BOX 1165 HAMPTON, NH 03843-1165
168/0810 KATHLEEN M FARRAHAR-DREW & RICHARD A DREW 159 KING'S HWY HAMPTON, NH 03842
168/0720 FRANCIS W JR & JOHN J KENNEDY PO BOX 263 HAMPTON, NH 03843-0263
168/0780 JOANNE DAVIDSON 2 SEVENTEENTH ST HAMPTON, NH 03842
SMH RIM=7.10' 8" INV. IN=2.51' 8" INV. OUT=2.41'
SMH RIM=8.13' 8" INV. IN=-2.56' (NW) 18" INV. IN=-2.55'(SW) 8" INV. IN=-2.53' (SE) 18" INV. OUT=-2.65'(NE)
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
Site

PLAN REFERENCES

1. "SITE PLAN FOR WITCH ISLAND CONDOMINIUM IN HAMPTON, NH", SCALE: 1"=50', DATED MARCH, 1983 AND REVISED IN JUNE, 1983, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. #D-13930.
2. "REVISED SITE PLAN FOR WITCH ISLAND CONDOMINIUM IN HAMPTON, NH", SCALE: 1"=50', DATED JUNE, 1988 PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. #D-18836

SITE NOTES:

1. TOTAL PERMANENT BUFFER IMPACT = 669 S.F.
   IMPERVIOUS TO BE REMOVED FROM BUFFER = 231 S.F.
   NET PERMANENT IMPACT = 438 S.F.


HIGH STREET
WOODLAND RD
WINNICUNNET ROAD
KING'S HIGHWAY
HAMPTON BEACH
OCEAN BLVD.
15TH ST.
17TH ST.
SITE

LOCUS SCALE: 1"=2000'

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 183, LOT 1

APPLICANT
WITCH ISLAND CONDOMINIUM
ASSOCIATION
PRESIDENT: AMY AGNEW
6 WYGANT ROAD
MARLBORO, NY 12542

OWNERS OF RECORD

TAX MAP 183/ LOT 0010/ UNIT A
JESSE & WENDY ANDERSON
JILL & MARK HESLIN
RICHARD, LINDA & HOLLY BAUE
4 ADIRONDAK LN
GUILFORD, CT 06437

TAX MAP 183/ LOT 0010/ UNIT B
ROBERT & AMY AGNEW
6 WYGANT RD
MARLBORO, NY 12542

TAX MAP 183/ LOT 0010/ UNIT C
POLLY AGNEW & AMY GOLDCAM
6 WYGANT RD
MARLBORO, NY 12542

TAX MAP 183/ LOT 0010/ UNIT D
LAURIE C. FELTER
3 STOTT DR
FAVENA, NY 12143

TAX MAP 183/ LOT 0010/ UNIT E
ROBERT & VIRGINIA A. FELTER
PO BOX 551
ARCATA, CA 95518-0551

TAX MAP 183/ LOT 0010/ UNITS F
CHARLOTTE W. BAUER
4 TIMBER LANE
AVON, CT 06001

TOTAL LOT AREA
414,135 SQ. FT.
9.51 ACRES

TOWN OF HAMPTON PLANNING BOARD

CHAIRPERSON DATE

Design: JAC	Draft: TED	Date: 10/10/08
Checked: JSR	Scale: 1"=30'	Project No.: 08248
Drawing Name: 08248-PLAN.dwg		

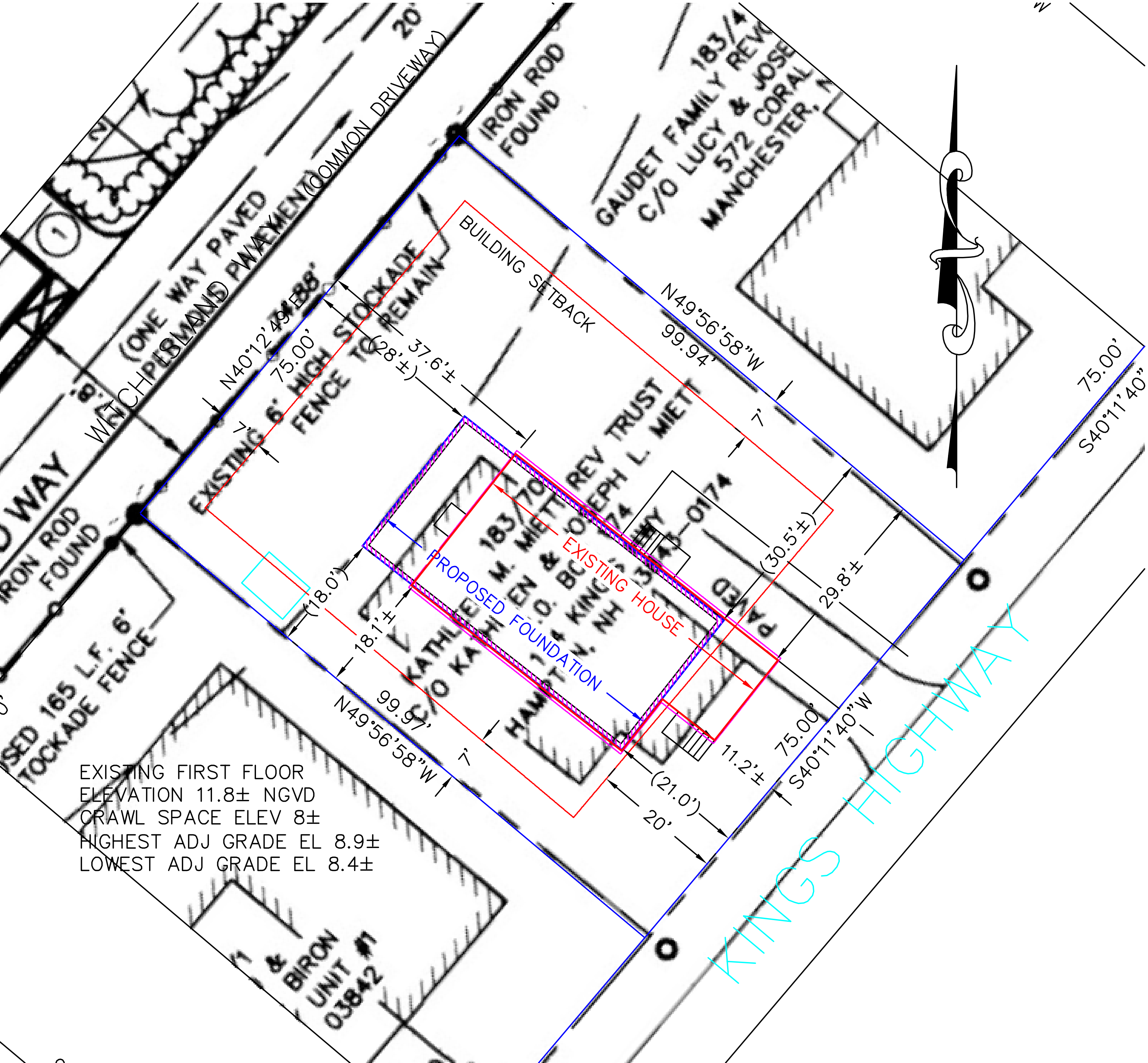
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	4/13/09	REVISED PER CONSERVATION COMMISION	TED
1	3/24/09	REVISED PER CONSERVATION COMMISSION SITE WALK	TED
0	1/20/09	ISSUED FOR REVIEW	TED

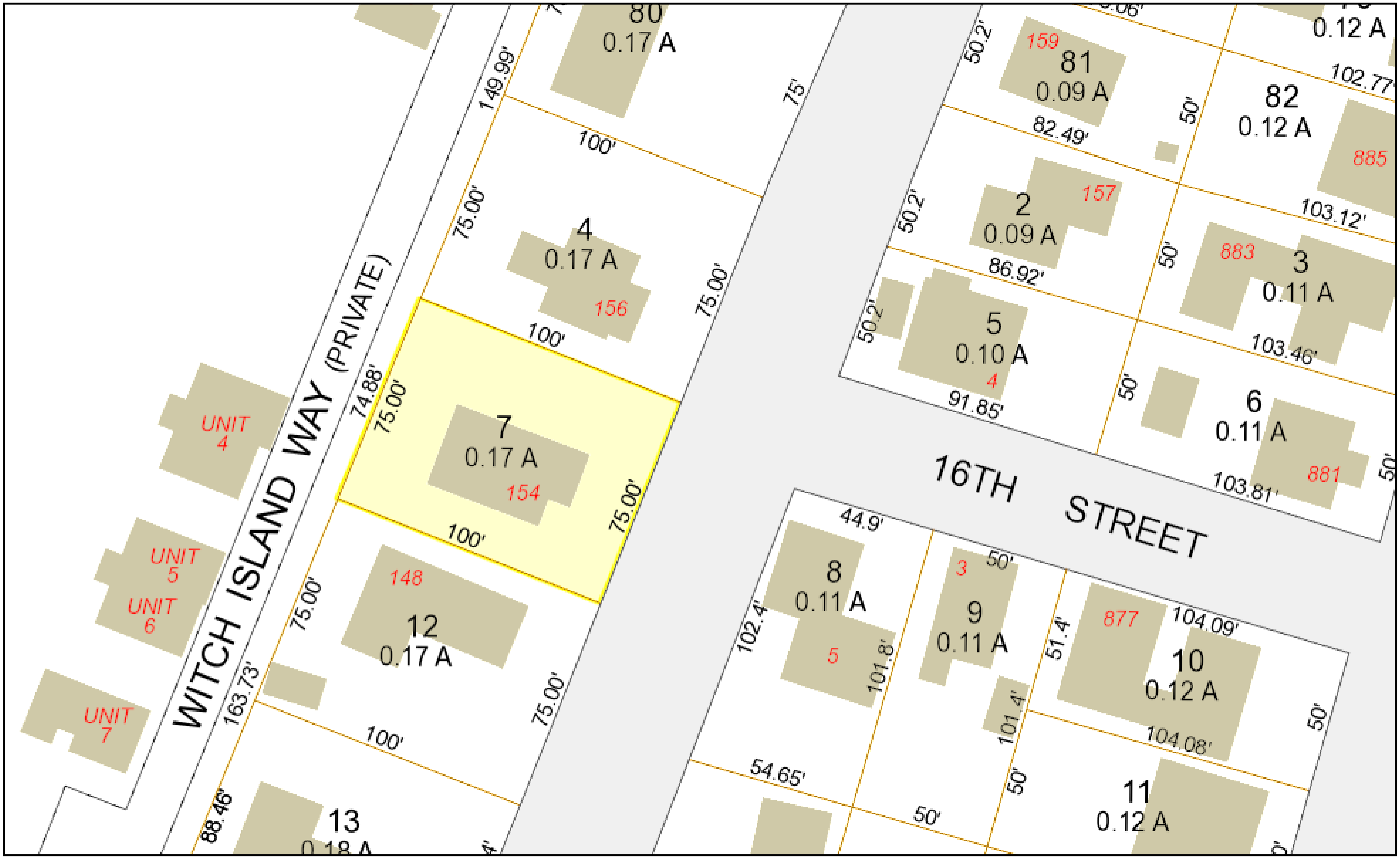
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	BUFFER IMPACT PLAN
Project:	WITCH ISLAND CONDOMINIUM WITCH ISLAND WAY, HAMPTON, NH
Client:	ROBERT & AMY AGNEW 6 WYGANT ROAD, MARLBORO, NY 12542

DRAWING No.
C3
SHEET 3 OF 3
JBE PROJECT NO. 08


BUILDING SETBACK
EXISTING HOUSE
PROPOSED FOUNDATION
KINGS HIGHWAY
WITCHES' WAY
(ONE WAY PAVED EASEMENT) (COMMON DRIVEWAY)
IRON ROD FOUND
IRON ROD FOUND
EXISTING 6' HIGH STOCKADE FENCE TO REMAIN
N40°12'49"E
75.00'
N49°56'58"W
99.94'
N49°56'58"W
99.97'
S40°11'40"W
75.00'
S40°11'40"
75.00'
37.6'±
(28'±)
7'
7'
7'
(30.5'±)
29.8'±
(18.0')
18.1'±
(21.0')
20'
11.2'±
GAUDET FAMILY REV
C/O LUCY & JOSE
572 CORAL
MANCHESTER, N
183/4
KATHLEEN M. MIETT REV TRUST
C/O KATHLEEN & JOSEPH L. MIETT
P.O. BOX 74
HAMPTON, NH
183/70
BIRON
UNIT #1
03842
165 L.F. 6' STOCKADE FENCE
PAVED

EXISTING FIRST FLOOR ELEVATION 11.8± NGVD
CRAWL SPACE ELEV 8±
HIGHEST ADJ GRADE EL 8.9±
LOWEST ADJ GRADE EL 8.4±


80
0.17 A
149.99'
100'
75'
75.00'
4
0.17 A
156
100'
75.00'
WITCH ISLAND WAY (PRIVATE)
74.88'
75.00'
7
0.17 A
154
100'
75.00'
UNIT 4
UNIT 5
UNIT 6
UNIT 7
75.00'
148
12
0.17 A
163.73'
100'
75.00'
88.46'
13
159
81
0.09 A
50.2'
82.49'
50'
82
0.12 A
102.77'
0.12 A
885
157
2
0.09 A
50.2'
86.92'
50'
103.12'
883
3
0.11 A
50.2'
5
0.10 A
4
91.85'
103.46'
50'
6
0.11 A
881
103.81'
50'
16TH STREET
44.9'
8
0.11 A
5
102.4'
101.8'
3
50'
9
0.11 A
51.4'
877
104.09'
10
0.12 A
101.4'
104.08'
50'
54.65'
50'
50'
11
0.12 A

Hampton, NH

1 Inch = 50 Feet
September 20, 2015

CAI Technologies

www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

154 KINGS HWY

Location	154 KINGS HWY	**Assessment**	$263,400
Mblu	183/ 7/ / /	**Appraisal**	$263,400
Acct#	4247	**PID**	4247
Owner	MIETT, THOMAS O	**Building Count**	1

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2015	$87,200	$176,200	$263,400

Assessment

Valuation Year	Improvements	Land	Total
2015	$87,200	$176,200	$263,400

Owner of Record

Owner	MIETT, THOMAS O	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	6 WHITE OAK LN QUAKER HILL, CT 06375	**Book & Page**	5613/2379
		Sale Date	04/24/2015
		Instrument	44

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MIETT, THOMAS O			5613/2379	44	04/24/2015
MIETT, KATHLEEN M REV TRUST	$0		3113/1670		08/14/1995
MIETT, KATHLEEN M.	$0		93-01/ 99		06/07/1993
O'CONNELL, MARY M.	$0		2729/1536		06/17/1987

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 1000
Replacement Cost: $101,070
Building Percent Good: 86
Replacement Cost Less Depreciation: $86,900

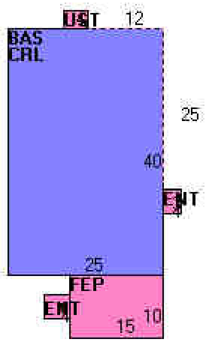
Building Attributes

Field	Description
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K PINE/A WD
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Modern
Kitchen Style:	Formica-S cab.
MHP	

Building Photo

(http://images.vgsi.com/photos/HamptonNHPhotos//\00\00\46/14.jpg)

Building Layout



Building Sub-Areas **Legend**

Code	Description	Gross Area	Living Area
BAS	First Floor	1000	1000
CRL	Crawl Space	1000	0
ENT	ENTRY	28	0
FEP	Porch, Enclosed, Framed	150	0
UST	Utility, Storage, Unfinished	12	0
		2190	1000

Extra Features

Extra Features **Legend**

No Data for Extra Features

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RB
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.17
Frontage	0
Depth	0
Assessed Value	$176,200
Appraised Value	$176,200

Outbuildings

Outbuildings **Legend**

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			48 S.F.	$300	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2014	$87,200	$176,200	$263,400
2013	$87,200	$176,200	$263,400
2012	$87,200	$176,200	$263,400

Assessment

Valuation Year	Improvements	Land	Total
2014	$87,200	$176,200	$263,400
2013	$87,200	$176,200	$263,400
2012	$87,200	$176,200	$263,400

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

SITE PLAN
FOR
WITCH ISLAND CONDOMINIUM
IN
HAMPTON, N.H.

SCALE: 1" = 50' MARCH 1983 REVISED JUNE 1983
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.

0 25 50 100 200 FEET
0 5 10 20 40 60 METERS

I, RICHARD K. PARKER, JR., A N.H. REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE PROVISIONS OF R.S.A. 356-B:20(I). ALL PROPOSED BUILDINGS (UNITS 1-12) ON THIS SITE ARE NOT YET BEGUN. UNIT 13 DEPICTED HEREON IS EXISTING.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 8 RICHARD K. PARKER, JR.

Rich K. Parker, Jr.

BENCH MARK: NAIL IN POLE NO 1845 ON KING'S HIGHWAY. ELEV. 8.45.

BASED ON USGS DATUM.

This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous updating process. Consult the surveyor for the latest revision before acting on the data shown. The surveyor is not responsible for actions or projects for which he was not specifically consulted and is not responsible for actions or projects entered by any person except the one for whom this print was prepared.

NOTE 1: ALL PROPOSED BUILDING SLABS ARE 24'X36'.

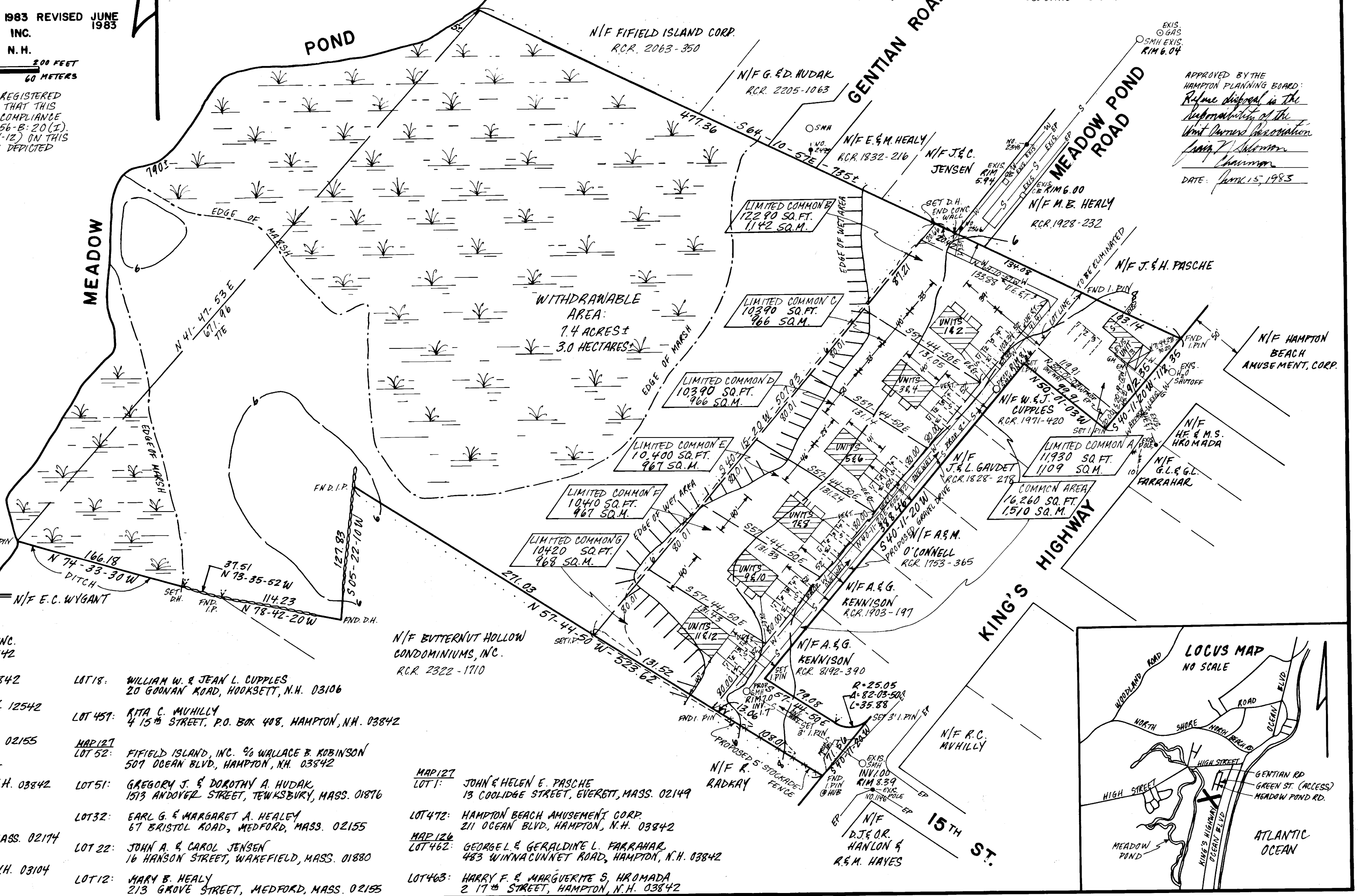
NOTE 2: ALL PARKING SPACES ARE 9'X18'.

NOTE 3: FIRST FLOOR ELEVATION OF PROPOSED BUILDINGS: 8.0±

NOTE 4: UNITS 9&10 AND 3&4 TO BE BUILDING DESIGN WITCH ISLAND NO. 1. UNITS 5&6 AND 11&12 TO BE BUILDING DESIGN WITCH ISLAND NO 2. UNITS 1&2 AND 7&8 TO BE BUILDING DESIGN WITCH ISLAND NO. 3. (SEE FLOOR PLANS)

LEGEND

EM ELECTRIC METER
GM GAS METER
—— EXISTING CONTOUR
- - - 6 - - - PROPOSED CONTOUR
—OHE&T— OVERHEAD ELECTRIC & TELEPHONE
—V.E.&T.— UNDERGROUND ELECTRIC & TELEPHONE
● UTILITY POLE
□ CATCH BASIN
SMH○ SEWER MANHOLE
MARSH
—W— WATER LINE
—S— SEWER LINE


POND
MEADOW
790±
5±
EDGE OF MARSH
N 41-47-53 E
671.96
TIE
WITHDRAWABLE AREA: 7.4 ACRES± 3.0 HECTARES±
N/F FIFIELD ISLAND CORP.
R.C.R. 2063-350
N/F G.&D. HUDAK
R.C.R. 2205-1063
GENTIAN ROAD
477.36
S 64-10-57 E - 735±
SMH
NO. 2498
N/F E.&M. HEALY
R.C.R. 1832-216
N/F J.&C. JENSEN
EXIS. RIM 5.94
EXIS. CB RIM 6.00
EXIS. GAS
SMH EXIS. RIM 6.04
MEADOW POND ROAD
N/F M.B. HEALY
R.C.R. 1928-232
SET D.H. END CONC. WALL
NO. 2366
20.66
20.42
134.08
N 64-10-57 W
133.88
TO BE ELIMINATED
N/F J.&H. PASCHE
FND I. PIN
LOT LINE
103.14
EXIS. UNIT 13
N 71-44-27 E 30.20
FND I. PIN
50'
N/F HAMPTON BEACH AMUSEMENT, CORP.
EXIS. H2O SHUTOFF
92.35
S 40-11-20 W - 112.35
N 50-01-03 W 99.91
119.91
ONE WAY
SET I. PIN
N/F W.&J. CUPPLES
R.C.R. 1971-420
N/F H.F.&M.S. HROMADA
N/F G.L.&G.L. FARRAHAR
EXIS. POLE
LIMITED COMMON A 11,930 SQ.FT. 1,109 SQ.M.
COMMON AREA 16,260 SQ.FT. 1,510 SQ.M.
LIMITED COMMON B 12290 SQ.FT. 1,142 SQ.M.
LIMITED COMMON C 10390 SQ.FT. 966 SQ.M.
LIMITED COMMON D 10390 SQ.FT. 966 SQ.M.
LIMITED COMMON E 10,400 SQ.FT. 967 SQ.M.
LIMITED COMMON F 10410 SQ.FT. 967 SQ.M.
LIMITED COMMON G 10420 SQ.FT. 968 SQ.M.
EDGE OF WET AREA
87.21
80.01
S 40-15-20 W - 507.93
UNITS 1&2
UNITS 3&4
UNITS 5&6
UNITS 7&8
UNITS 9&10
UNITS 11&12
S 57-44-50 E 131.05
S 57-44-50 E 131.14
S 57-44-50 E 131.24
S 57-44-50 E 131.33
S 57-44-50 E 131.43
80.00
180.00
PROP. SMH
S 40-11-20 W 388.46
N 40-11-20 E
PROPOSED GRAVEL DRIVE
N/F J.&L. GAUDET
R.C.R. 1828-218
N/F A.&M. O'CONNELL
R.C.R. 1753-365
N/F A.&G. KENNISON
R.C.R. 1903-197
N/F A.&G. KENNISON
R.C.R. 8192-390
KING'S HIGHWAY
R=25.05
Δ=82-03-50
L=35.88
S 57-44-50 E 79.08
SET 3' I. PIN
108.01
13.06
PROPOSED 5' STOCKADE FENCE
N/F R. RADKAY
FND I. PIN @ HUB
EXIS. SMH INV. 1.00 RIM 8.39
EXIS. POLE NO. 1146
N/F R.C. MUHILLY
N/F D.J.&O.R. HANLON & R.&M. HAYES
15TH ST.
N/F BUTTERNUT HOLLOW CONDOMINIUMS, INC.
R.C.R. 2322-1710
271.03
N 57-44-50 W - 523.62
131.52
SET I.P.
FND I. PIN
FND. I.P.
S 05-22-10 W
127.83
FND. D.H.
N 78-42-20 W
114.23
37.51
N 73-35-52 W
SET D.H.
166.18
N 74-33-30 W
DITCH
SET I. PIN
N/F E.C. WYGANT
LOCUS MAP
NO SCALE
WOODLAND ROAD
NORTH SHORE ROAD
NORTH BEACH RD
OCEAN BLVD.
HIGH STREET
GENTIAN RD
GREEN ST. (ACCESS)
MEADOW POND RD.
MEADOW POND
KING'S HIGHWAY
OCEAN BLVD
ATLANTIC OCEAN

APPROVED BY THE HAMPTON PLANNING BOARD:
Refuse disposal is the responsibility of the Unit Owners Association
Craig V. Salomon
Chairman
DATE: June 15, 1983

OWNER OF RECORD & REFERENCE:
ERNESTINE C. WYGANT
HUDSON TERRACE
RD AUX. 2
MARLBORO, NEW YORK 12542
R.C.R. 1433-225

TOTAL AREA:
9.52 ACRES±
3.85 HECTARES±

ZONING CLASS: RB
(RESIDENCE B)

ABUTTERS

MAP 125

LOT 1: BUTTERNUT HOLLOW CONDOMINIUMS, INC.
KINGS HIGHWAY, HAMPTON, N.H. 03842
RANDY RADKAY
KINGS HIGHWAY, HAMPTON, N.H. 03842

LOT 3: ERNESTINE WYGANT
HUDSON TERR. AUX. 2 MARLBORO, N.Y. 12542

LOT 446: DONALD J. & OLIVE R. HANLON
RAYMOND & MARY HAYES
34 EARLY AVENUE, MEDFORD, MASS. 02155

MAP 126

LOT 14: ARTHUR M. & JEANNE H. KENNISON
126 KINGS HIGHWAY, HAMPTON, N.H. 03842

LOT 15: SAME AS LOT 14

LOT 16: ANNA K. & MARY M. O'CONNELL
31 RADCLIFFE AVE., ARLINGTON, MASS. 02174

LOT 17: JOSEPH J. & LUCY L. GAUDET
572 CORAL AVE., MANCHESTER, N.H. 03104

LOT 18: WILLIAM W. & JEAN L. CUPPLES
20 GOONAN ROAD, HOOKSETT, N.H. 03106

LOT 457: RITA C. MUHILLY
4 15th STREET, P.O. BOX 408, HAMPTON, N.H. 03842

MAP 127

LOT 52: FIFIELD ISLAND, INC. c/o WALLACE B. ROBINSON
507 OCEAN BLVD., HAMPTON, N.H. 03842

LOT 51: GREGORY J. & DOROTHY A. HUDAK
1513 ANDOVER STREET, TEWKSBURY, MASS. 01876

LOT 32: EARL G. & MARGARET A. HEALEY
67 BRISTOL ROAD, MEDFORD, MASS. 02155

LOT 22: JOHN A. & CAROL JENSEN
16 HANSON STREET, WAKEFIELD, MASS. 01880

LOT 12: MARY B. HEALY
213 GROVE STREET, MEDFORD, MASS. 02155

MAP 127

LOT 1: JOHN & HELEN E. PASCHE
13 COOLIDGE STREET, EVERETT, MASS. 02149

LOT 472: HAMPTON BEACH AMUSEMENT CORP.
211 OCEAN BLVD., HAMPTON, N.H. 03842

MAP 126

LOT 462: GEORGE L. & GERALDINE L. FARRAHAR
483 WINNACUNNET ROAD, HAMPTON, N.H. 03842

LOT 463: HARRY F. & MARGUERITE S. HROMADA
2 17th STREET, HAMPTON, N.H. 03842

Map 126 Lots 1,2,3,4 & 19

D-13930

3968

Dec 8 8 49 AM '88

59767

Dec8 8:49Am'88

REVISED
SITE PLAN
FOR

WITCH ISLAND CONDOMINIUM
IN
HAMPTON, N.H.

SCALE: 1" = 50' JULY 1988
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.

I, RICHARD K. PARKER, JR., A N.H. REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE PROVISIONS OF R.S.A. 356-B:20(I). UNITS 1-10 ARE NOT YET BEGUN. UNITS 11, 12 & 13 ARE EXISTING.

No. 8 RICHARD K. PARKER, JR.

Richard K. Parker Jr.

APPROVED BY
HAMPTON PLANNING BOARD:
12-2-88
Brant Chiminanta

DATE: ____________

This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous updating process. Consult the surveyor for the latest revision before acting on the data shown. The surveyor is not responsible for actions or projects for which he was not specifically consulted by any person except the one for whom this print was prepared.

NOTES:

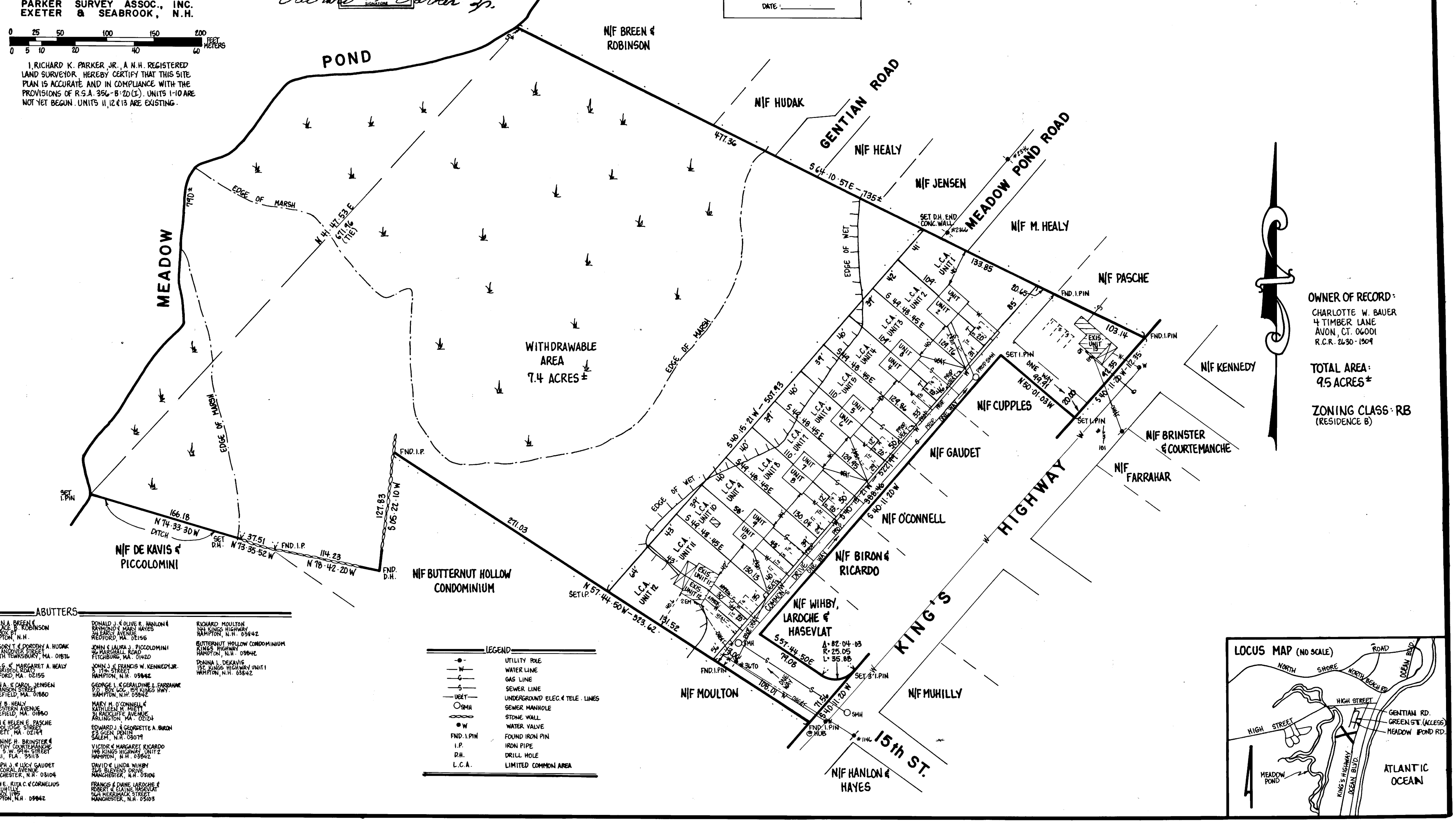
NOTE 1: SEE "SITE FOR WITCH ISLAND CONDOMINIUM IN HAMPTON, N.H. SCALE: 1"=50', MARCH 1983, REVISED JUNE 1983, PARKER SURVEY ASSOC., INC., EXETER & SEABROOK, N.H., PLAN 3968"

NOTE 2: FIELD WORK AS OF DATE OF PLAN NOTE 1. CURRENT FIELD WORK TO LOCATE UNITS 11 & 12

NOTE 3: MONUMENTATION AS OF DATE OF PLAN NOTE 1.

NOTE 4: ALL PROPOSED BUILDING SLABS TO BE 28'x36'

NOTE 5: FIRST FLOOR ELEVATION OF PROPOSED BUILDINGS 8.0±



0 25 50 100 150 200 FEET
0 5 10 20 40 60 METERS
POND
MEADOW
790±
EDGE OF MARSH
N 41·47·53 E
671.96 (TIE)
WITHDRAWABLE AREA 7.4 ACRES±
EDGE OF WET
N/F BREEN & ROBINSON
N/F HUDAK
GENTIAN ROAD
N/F HEALY
N/F JENSEN
MEADOW POND ROAD
N/F M. HEALY
N/F PASCHE
N/F KENNEDY
N/F CUPPLES
N/F BRINSTER & COURTEMANCHE
N/F FARRAHAR
N/F GAUDET
N/F O'CONNELL
N/F BIRON & RICARDO
N/F WIHBY, LAROCHE & HASEVLAT
N/F MUHILLY
N/F MOULTON
N/F HANLON & HAYES
N/F BUTTERNUT HOLLOW CONDOMINIUM
N/F DE KAVIS & PICCOLOMINI
KING'S HIGHWAY
15th ST.
477.36
S 64·10·57E – 735±
SET D.H. END CONC. WALL
#2366
133.85
20.65
FND. I. PIN
103.14
S 40·11·20 W – 112.35
92.35
SET I. PIN
N 50·01·03 W
99.91
ONE WAY
20.00
EXIS. UNIT 13
85'
L.C.A. UNIT 1
L.C.A. UNIT 2
L.C.A. UNIT 3
L.C.A. UNIT 4
L.C.A. UNIT 5
L.C.A. UNIT 6
L.C.A. UNIT 7
L.C.A. UNIT 8
L.C.A. UNIT 9
L.C.A. UNIT 10
L.C.A. UNIT 11
L.C.A. UNIT 12
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
EXIS. UNIT 11
EXIS. UNIT 12
S 49·48·45 E
109'
129.76
129.86
129.95
130.04
130.13
PROP. SMH
PROP. ONE WAY
COMMON DRIVE ONE WAY
S 40·15·21 W – 507.93
S 40·15·21 W – 522.99
S 40·11·20 W
388.46
S 57·44·50 E
79.08
Δ = 82·04·03
R = 25.05
L = 35.88
SET 3' I. PIN
71.56
SMH
FND. I. PIN @ HUB
#1146
#3670
108.01
FND. I. PIN
131.52
N 57·44·50 W – 523.62
SET I.P.
271.03
FND. I.P.
127.83
S 05·22·10 W
FND. D.H.
114.23
N 78·42·20 W
FND. I.P.
37.51
N 73·35·52 W
SET D.H.
DITCH
166.18
N 74·33·30 W
SET I. PIN

OWNER OF RECORD:
CHARLOTTE W. BAUER
4 TIMBER LANE
AVON, CT. 06001
R.C.R. 2630-1309

TOTAL AREA:
9.5 ACRES±

ZONING CLASS: RB
(RESIDENCE B)

ABUTTERS

ELLEN A. BREEN &
WALLACE B. ROBINSON
P.O. BOX 87
HAMPTON, N.H.

GREGORY T. & DOROTHY A. HUDAK
1513 ANDOVER STREET
NORTH TEWKSBURY, MA. 01876

EARL G. & MARGARET A. HEALY
67 BRISTOL ROAD
MEDFORD, MA. 02155

JOHN A. & CAROL JENSEN
16 HANSON STREET
WAKEFIELD, MA. 01880

MARY B. HEALY
7 WESTERN AVENUE
WAKEFIELD, MA. 01880

JOHN & HELEN E. PASCHE
13 COOLIDGE STREET
EVERETT, MA. 02149

SUZANNE H. BRINSTER &
DOROTHY COURTEMANCHE
1740 S.W. 59th STREET
MIAMI, FLA. 33113

JOSEPH J. & LUCY GAUDET
572 CORAL AVENUE
MANCHESTER, N.H. 03104

MARY E. RITA C. & CORNELIUS
MUHILLY
P.O. BOX 1185
HAMPTON, N.H. 03842

DONALD J. & OLIVE R. HANLON &
RAYMOND & MARY HAYES
34 EARLY AVENUE
MEDFORD, MA. 02156

JOHN & LAURA J. PICCOLOMINI
46 MARSHALL ROAD
FITCHBURG, MA. 01420

JOHN J. & FRANCIS W. KENNEDY JR.
3 17th STREET
HAMPTON, N.H. 03842

GEORGE L. & GERALDINE L. FARRAHAR
P.O. BOX 606, 159 KINGS HWY.
HAMPTON, N.H. 03842

MARY M. O'CONNELL &
KATHLEEN M. MIETT
31 RADCLIFFE AVENUE
ARLINGTON, MA. 02124

EDWARD J. & GEORGETTE A. BIRON
23 GLEN DENIN
SALEM, N.H. 03079

VICTOR & MARGARET RICARDO
148 KINGS HIGHWAY, UNIT 2
HAMPTON, N.H. 03842

DAVID & LINDA WIHBY
265 BLEVENS DRIVE
MANCHESTER, N.H. 03104

FRANCIS & DIANE LAROCHE &
ROBERT & ELAINE HASEVLAT
564 MERRIMACK STREET
MANCHESTER, N.H. 03103

RICHARD MOULTON
144 KINGS HIGHWAY
HAMPTON, N.H. 03842

BUTTERNUT HOLLOW CONDOMINIUM
KINGS HIGHWAY
HAMPTON, N.H. 03842

DONNA L. DEKAVIS
132 KINGS HIGHWAY UNIT 1
HAMPTON, N.H. 03842

LEGEND

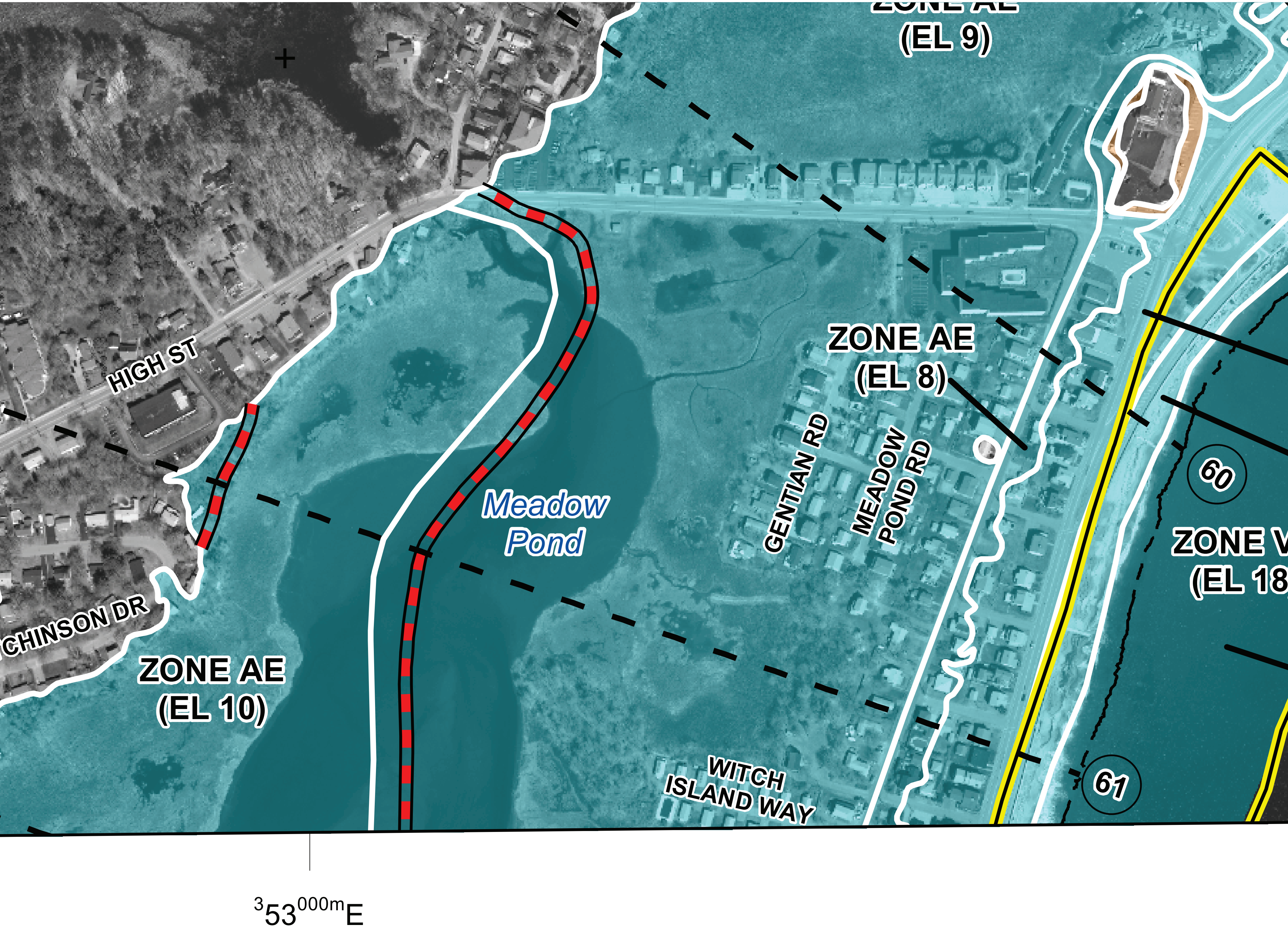
-●-	UTILITY POLE
—W—	WATER LINE
—G—	GAS LINE
—S—	SEWER LINE
—UE&T—	UNDERGROUND ELEC. & TELE. LINES
○SMH	SEWER MANHOLE
∞∞∞	STONE WALL
●W	WATER VALVE
FND. I. PIN	FOUND IRON PIN
I.P.	IRON PIPE
D.H.	DRILL HOLE
L.C.A.	LIMITED COMMON AREA

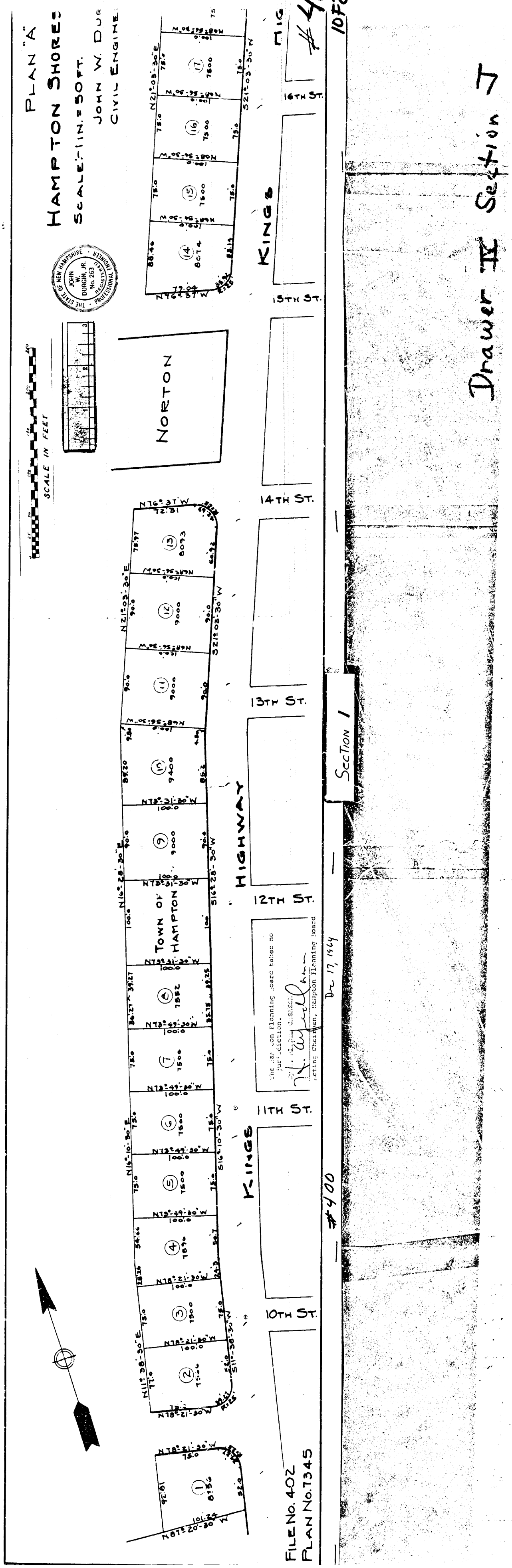
LOCUS MAP (NO SCALE)

ROAD
NORTH SHORE
NORTH BEACH RD
OCEAN BLVD.
HIGH STREET
GENTIAN RD.
GREEN ST. (ACCESS)
MEADOW POND RD.
MEADOW POND
KING'S HIGHWAY
OCEAN BLVD.
ATLANTIC OCEAN

D-18836

3968-1


ZONE AE
(EL 9)
HIGH ST
ZONE AE
(EL 8)
Meadow
Pond
GENTIAN RD
MEADOW
POND RD
60
ZONE V
(EL 18
CHINSON DR
ZONE AE
(EL 10)
WITCH
ISLAND WAY
61
$^{3}53^{000\text{m}}$E


PLAN "A"
HAMPTON SHORES
SCALE - 1 IN. = 50 FT.
JOHN W. DUR
CIVIL ENGINE
THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 263
REGISTERED PROFESSIONAL ENGINEER
SCALE IN FEET
NORTON
KINGS HIGHWAY
KINGS
16TH ST.
15TH ST.
14TH ST.
13TH ST.
12TH ST.
11TH ST.
10TH ST.
TOWN OF HAMPTON
SECTION 1
17
7500
16
7500
15
7500
14
8074
13
8093
12
9000
11
9000
10
9400
9
9000
8
7552
7
7500
6
7500
5
7500
4
7896
3
7500
2
7500
1
8736
N21°-03'-30"E
S21°-03'-30"W
N68°-56'-30"W
N76°-37'W
N16°-28'-30"E
S16°-28'-30"W
N73°-31'-30"W
N73°-49'-30"W
N16°-10'-30"E
S16°-10'-30"W
N78°-21'-30"W
N11°-38'-30"E
S11°-38'-30"W
N87°-20'-30"W
75.0
100.0
88.46
88.14
72.04
72.31
78.97
90.0
89.20
85.2
39.27
36.27
37.75
38.25
54.44
75.0
92.81
101.24
FILE NO. 402
PLAN NO. 7345

The Hampton Planning Board takes no jurisdiction.

By K. Wiggin

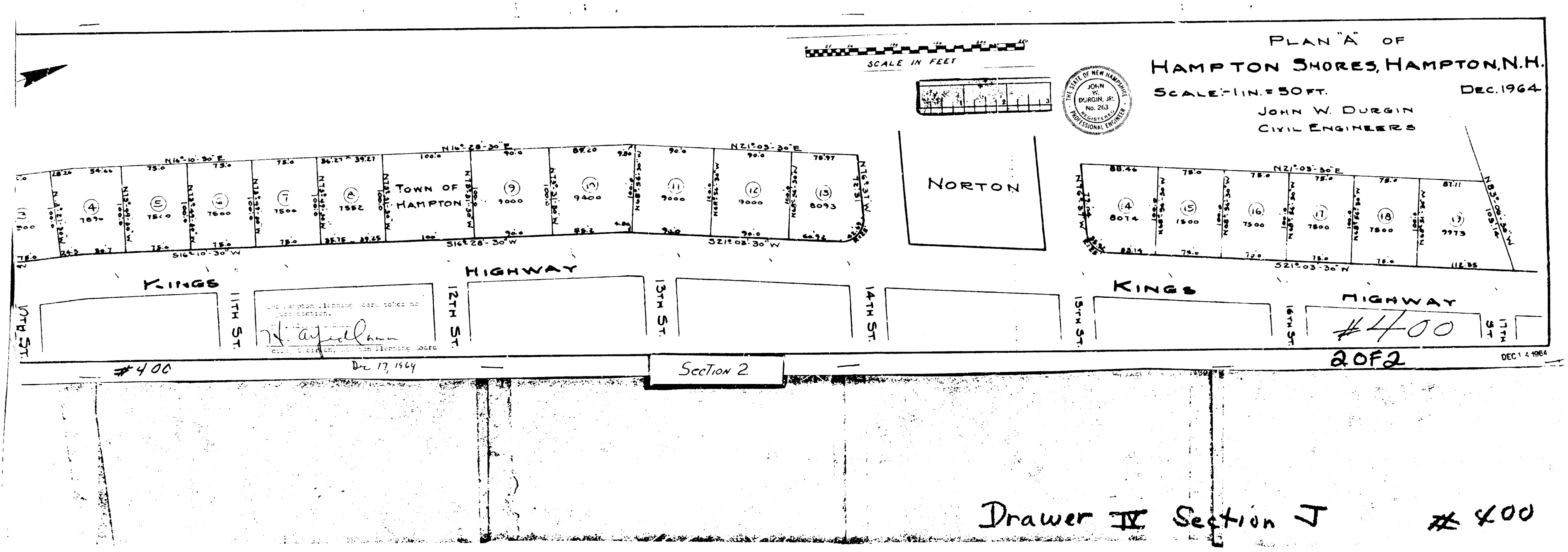
Acting Chairman, Hampton Planning Board

Dec 17, 1964

#400

1 OF 2

Drawer II Section J



PLAN "A" OF HAMPTON SHORES, HAMPTON, N.H.

SCALE:-1 IN. = 50 FT.

DEC. 1964

JOHN W. DURGIN
CIVIL ENGINEERS

THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 263
REGISTERED PROFESSIONAL ENGINEER

The Hampton Planning Board takes no jurisdiction.

H. Alfred Casassa
Chairman, Hampton Planning Board

Dec 17, 1964

DEC 1 4 1964

#400

2 OF 2

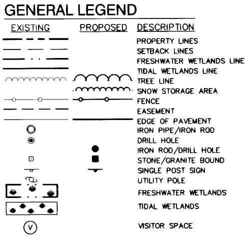
Drawer IV Section J #400

SCALE IN FEET
KINGS HIGHWAY
10TH ST.
11TH ST.
12TH ST.
13TH ST.
14TH ST.
15TH ST.
16TH ST.
17TH ST.
TOWN OF HAMPTON
NORTON
Section 2
③
④ 7870
⑤ 7500
⑥ 7500
⑦ 7500
⑧ 7552
⑨ 9000
⑩ 9400
⑪ 9000
⑫ 9000
⑬ 8093
⑭ 8074
⑮ 7500
⑯ 7500
⑰ 7500
⑱ 7500
⑲ 9973
N16°-10'-30"E
N16°-28'-30"E
N21°-03'-30"E
S16°-10'-30"W
S16°-28'-30"W
S21°-03'-30"W
N76°31'W
N83°-00'-30"W

2011 MAR 30 PM 2:30 014195

C/H
L-CHIP
ROA112307

GENERAL LEGEND


EXISTING
PROPOSED
DESCRIPTION
PROPERTY LINES
SETBACK LINES
FRESHWATER WETLANDS LINE
TIDAL WETLANDS LINE
TREE LINE
SNOW STORAGE AREA
FENCE
EASEMENT
EDGE OF PAVEMENT
IRON PIPE/IRON ROD
DRILL HOLE
IRON ROD/DRILL HOLE
STONE/GRANITE BOUND
SINGLE POST SIGN
UTILITY POLE
FRESHWATER WETLANDS
TIDAL WETLANDS
V
VISITOR SPACE
GRAPHIC SCALE
0
15
30
60
90
1 INCH = 30 FEET

ADDITIONAL NOTES:

23. OWNERS OF RECORD:

TAX MAP 183, LOT 1, UNIT A
JESSE & WENDY ANDERSON
JILL & MARK HESLIN
LINDA, RICHARD, & HOLLY BAUER
4 ADIRONDACK LANE
GUILFORD, CT 06437
BOOK 5051, PAGE 2298

TAX MAP 183, LOT 1, UNIT B
ROBERT & AMY AGNEW
6 WYGANT ROAD
MARLBORO, NY 12542
BOOK 3083, PAGE 2330

TAX MAP 183, LOT1, UNIT C
POLLY GOLDCAMP & AMY AGNEW
GEORGE WYGANT
6 WYGANT ROAD
MARLBORO, NY 12542
BOOK 3741, PAGE 2557

TAX MAP 183, LOT 1, UNIT D
LAURIE C. FELTER
3 STOTT DRIVE
RAVENA, NY 12143
BOOK 3741, PAGE 2555

TAX MAP 183, LOT 1, UNIT E
ROBERT & VIRGINIA A. FELTER
PO BOX 551
ARCATA, CA 95518-0551
BOOK 4463, PAGE 567

TAX MAP 183, LOT 1, UNITS F & G
CHARLOTTE W. BAUER
4 TIMBER LANE
AVON, CT 06001
BOOK 2630, PAGE 1309

24. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH AND TAKEN FROM THE DEED AND PLAN RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN PLAN D-13930, AND VERIFIED BY HAND COMPASS OBSERVATIONS MADE IN OCTOBER, 2008.

25. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.

26. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

27. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF HAMPTON TAX RECORDS AND ARE SUBJECT TO CHANGE.

28. RESEARCH WAS PERFORMED AT THE TOWN OF HAMPTON ASSESSORS OFFICE, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

29. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.

30. EXISTING UNITS 8 AND 9 ARE TO BE COMBINED INTO ONE UNIT 8 THAT WILL BE A TWO FAMILY UNIT.

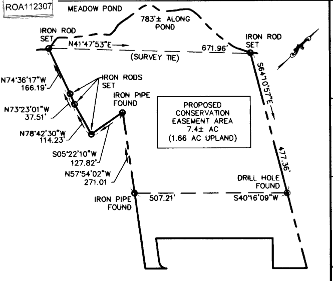
31. ALL NON-GARAGE PARKING SPACES, WITH THE EXCEPTION OF THE ONE PARKING SPACE FOR UNIT 1, ARE TO BE PAVED ONLY WITH ECO-PAVERS.

32. WITCH ISLAND WAY IS TO BE PAVED ONLY WITH PERVIOUS PAVEMENT.

PLAN REFERENCES

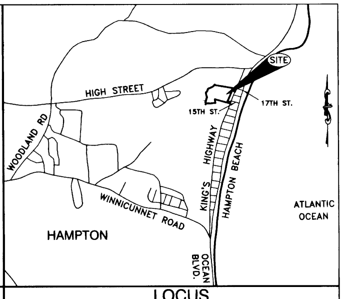
1. "SITE PLAN FOR WITCH ISLAND CONDOMINIUM IN HAMPTON, NH", SCALE: 1"=50', DATED MARCH, 1983 AND REVISED IN JUNE, 1983, PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. #D-13930.

2. "REVISED SITE PLAN FOR WITCH ISLAND CONDOMINIUM IN HAMPTON, NH", SCALE: 1"=50', DATED JUNE, 1988 PREPARED BY PARKER SURVEY ASSOC., INC., R.C.R.D. #D-18836.


MEADOW POND
783'± ALONG POND
IRON ROD SET
N41°47'53"E
671.96'
(SURVEY TIE)
IRON ROD SET
N74°36'17"W 166.19'
IRON RODS SET
N73°23'01"W 37.51'
IRON PIPE FOUND
N78°42'30"W 114.23'
S05°22'10"W 127.82'
N57°54'02"W 271.01
PROPOSED CONSERVATION EASEMENT AREA 7.4± AC (1.66 AC UPLAND)
S64°10'57"E
477.36'
DRILL HOLE FOUND
IRON PIPE FOUND
507.21'
S40°16'09"W

CONSERVATION EASEMENT PLAN

SCALE: 1"=200'


HIGH STREET
SITE
15TH ST.
17TH ST.
WOODLAND RD
KING'S HIGHWAY
HAMPTON BEACH
WINNICUNNET ROAD
HAMPTON
OCEAN BLVD.
ATLANTIC OCEAN

LOCUS

SCALE: 1"=2000'

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSTRUCT 2 NEW DUPLEX CONDOMINIUM UNITS, 2 NEW SINGLE FAMILY RESIDENCES AND COMPLETE THE PROJECT OF WITCH ISLAND CONDOMINIUMS. PROJECT TO BE SERVED BY ELECTRIC, GAS, MUNICIPAL SEWER AND PUBLIC WATER.

2. ZONING DISTRICT: RESIDENCE B
LOT AREA MINIMUM = 10,000 SF (WITH PUBLIC SEWER)
LOT AREA MINIMUM PER DWELLING UNIT = 5,000 SF
LOT FRONTAGE MINIMUM = 75'
BUILDING SETBACKS (MINIMUM):
  FRONT SETBACK = 20'
  SIDE SETBACK = 10'
  REAR SETBACK = 10'
MAX. BUILDING STORIES/HEIGHT = 3/35'
TOWN TIDAL BUFFER ZONE SETBACK=50' (NHDES=100')
MAX. SEALED SURFACE = 85%
SEALED SURFACE PROPOSED = 6.0%

3. PARKING SPACES:
2 SPACES PER UNIT + 1 FOR EVERY 8 UNITS FOR VISITOR
10 UNITS x 2 +2 VISITOR SPACES = 22 SPACES REQUIRED
SPACES PROVIDED = 22 (INCLUDING GARAGE SPACES ON NEW DUPLEX UNITS)

4. THE FOLLOWING VARIANCES WERE APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON MAY 27, 2009:
A) SECTION 8.2.3.-40' DISTANCE FROM BUILDINGS OR PROPERTY LINES
B) SECTION 8.2.6.-20' OPEN SPACE BUFFER

5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.

6. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

7. SUBJECT PARCEL LIES WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE AE, ELEVATION 9' PER FEMA PANEL NO. 33015C0433E, DATED MAY 17, 2005.

8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.

9. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.

10. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.

11. TRASH COLLECTION TO BE PUBLIC CURBSIDE. NO DUMPSTER ON-SITE.

12. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

13. TOTAL UPLANDS ON LOT = 79,548 S.F. (NOT INCLUDING 72,492± S.F. WITHIN PROPOSED CONSERVATION EASEMENT AREA)79,548 S.F. / 5,000 S.F. = 15.9 UNITS ALLOWED UNITS PROPOSED = 10 (4 PREVIOUSLY CONSTRUCTED).

14. TOTAL TEMPORARY BUFFER IMPACT = 8,380 S.F.
TOTAL PERMANENT BUFFER IMPACT = 1,930 S.F.
TOTAL DISTURBED AREA = 42,000 S.F.

(NOTES CONTINUED)

15. POROUS PAVEMENT CAN NOT BE RESEALED, RESURFACED OR RECLAIMED AS THESE METHODS WILL RENDER THE "POROUS ASPHALT" IMPERVIOUS. SEE SHEET D3 FOR POROUS ASPHALT DETAILS AND NOTES.

16. NHDES WASTEWATER CONNECTION PERMIT: D2009-0902, DATED 10/22/09, EXPIRES 10/22/11.

17. NHDES SHORELAND IMPACT PERMIT: 2009-01932, DATED 1/11/2010. EXPIRES 1/11/2015.

18. THE ERROR OF CLOSURE FOR THE CLOSED TRAVERSE= PRECISION: 1/98,795 DIRECTION OF ERROR: N17°10'06"W, LINEAR ERROR: 0.0174, ALL MEASUREMENTS WITH EDM.

19. ALL LOT CORNERS SET WITH 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY DO NOT DISTURB STRATHAM, N.H." ON OCTOBER, 2009.

20. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

21. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.

22. INDIVIDUALS INVOLVED WITH SURVEY:

FRED HART, S.I.T., DRAFTING
STEVE ANDERSEN, S.I.T., FIELD WORK
LAYNE THOMAS, S.I.T. FIELD WORK
CRAIG WALSH, FIELD WORK
MICHAEL W. BOUFFARD, L.L.S. RESEARCH

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 183, LOT 1

APPLICANT
WITCH ISLAND
CONDOMINIUM ASSOCIATION
PRESIDENT: AMY AGNEW
6 WYGANT ROAD
MARLBORO, NY 12542

OWNERS OF RECORD
TAX MAP 183, LOT 1, UNIT A
JESSE & WENDY ANDERSON
JILL & MARK HESLIN
LINDA, RICHARD, & HOLLY BAUER
4 ADIRONDACK LANE
GUILFORD, CT 06437

TAX MAP 183, LOT 1, UNIT B
ROBERT & AMY AGNEW
6 WYGANT ROAD
MARLBORO, NY 12542

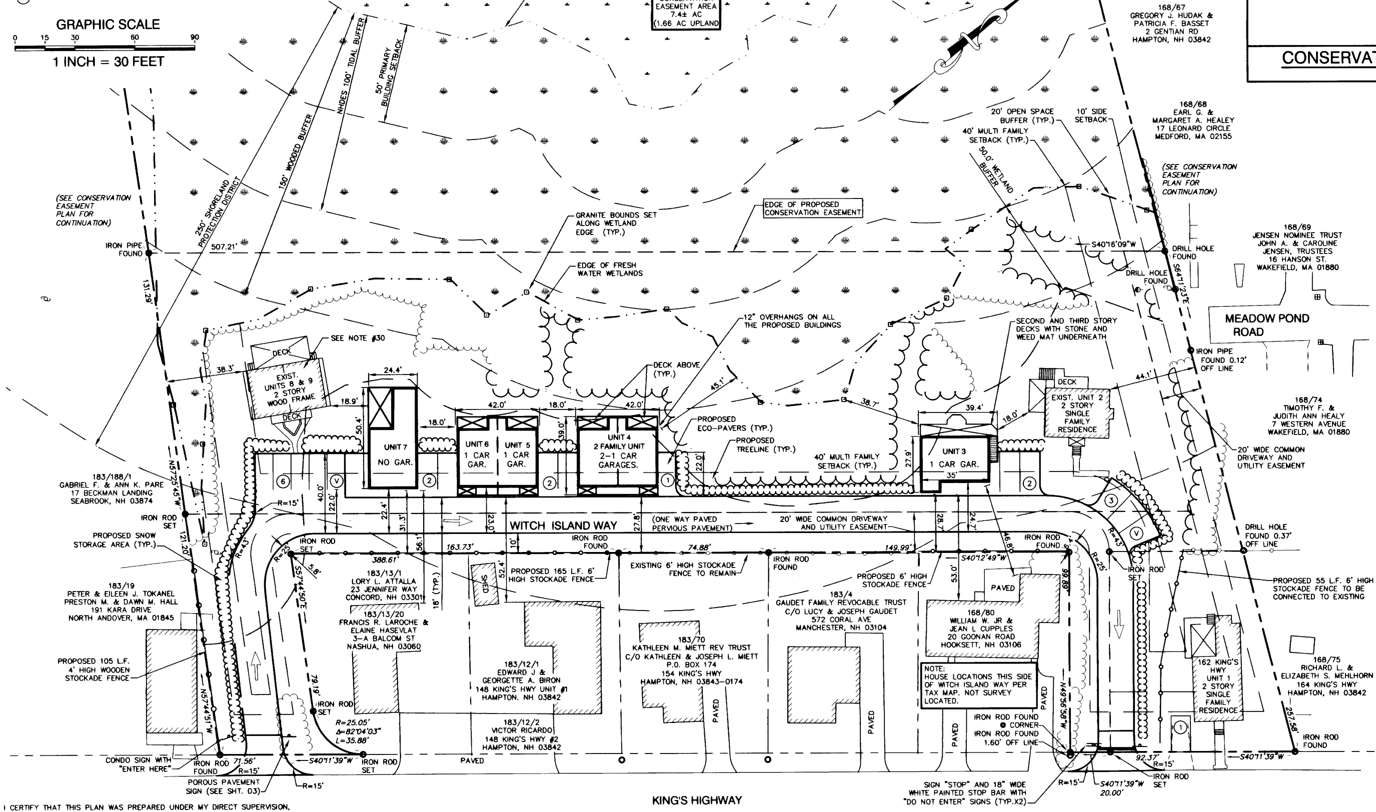
TAX MAP 183, LOT1, UNIT C
POLLY GOLDCAMP & AMY AGNEW
GEORGE WYGANT
6 WYGANT ROAD
MARLBORO, NY 12542

TAX MAP 183, LOT 1, UNIT D
LAURIE C. FELTER
3 STOTT DRIVE
RAVENA, NY 12143

TAX MAP 183, LOT 1, UNIT E
ROBERT & VIRGINIA A. FELTER
PO BOX 551
ARCATA, CA 95518-0551

TAX MAP 183, LOT 1, UNITS F & G
CHARLOTTE W. BAUER
4 TIMBER LANE
AVON, CT 06001

TOTAL LOT AREA
413,988± SQ. FT.
9.51 ACRES


HIGHEST OBSERVABLE TIDE LINE (HOTL)
PROPOSED CONSERVATION EASEMENT AREA 7.4± AC (1.66 AC UPLAND)
168/67
GREGORY J. HUDAK &
PATRICIA F. BASSET
2 GENTIAN RD
HAMPTON, NH 03842
250' SHORELAND PROTECTION DISTRICT
150' WOODED BUFFER
NHDES 100' TIDAL BUFFER
50' PRIMARY BUILDING SETBACK
(SEE CONSERVATION EASEMENT PLAN FOR CONTINUATION)
IRON PIPE FOUND
507.21'
131.29'
GRANITE BOUNDS SET ALONG WETLAND EDGE (TYP.)
EDGE OF PROPOSED CONSERVATION EASEMENT
EDGE OF FRESH WATER WETLANDS
12" OVERHANGS ON ALL THE PROPOSED BUILDINGS
20' OPEN SPACE BUFFER (TYP.)
10' SIDE SETBACK
40' MULTI FAMILY SETBACK (TYP.)
50.0' WETLAND BUFFER
168/68
EARL G. &
MARGARET A. HEALEY
17 LEONARD CIRCLE
MEDFORD, MA 02155
(SEE CONSERVATION EASEMENT PLAN FOR CONTINUATION)
S40°16'09"W
DRILL HOLE FOUND
DRILL HOLE FOUND
S64°11'23"E
168/69
JENSEN NOMINEE TRUST
JOHN A. & CAROLINE
JENSEN, TRUSTEES
16 HANSON ST.
WAKEFIELD, MA 01880
MEADOW POND ROAD
IRON PIPE FOUND 0.12' OFF LINE
SECOND AND THIRD STORY DECKS WITH STONE AND WEED MAT UNDERNEATH
SEE NOTE #30
DECK
EXIST. UNITS 8 & 9 2 STORY WOOD FRAME
DECK
38.3'
24.4'
18.9'
50.4'
18.0'
UNIT 7 NO GAR.
42.0'
18.0'
42.0'
39.0'
UNIT 6 1 CAR GAR.
UNIT 5 1 CAR GAR.
UNIT 4 2 FAMILY UNIT 2-1 CAR GARAGES.
DECK ABOVE (TYP.)
45.1'
38.7'
39.4'
18.0'
PROPOSED ECO-PAVERS (TYP.)
PROPOSED TREELINE (TYP.)
40' MULTI FAMILY SETBACK (TYP.)
UNIT 3 1 CAR GAR.
35'
27.9'
22.0'
DECK
EXIST. UNIT 2 2 STORY SINGLE FAMILY RESIDENCE
44.1'
168/74
TIMOTHY F. &
JUDITH ANN HEALY
7 WESTERN AVENUE
WAKEFIELD, MA 01880
20' WIDE COMMON DRIVEWAY AND UTILITY EASEMENT
183/188/1
GABRIEL F. & ANN K. PARE
17 BECKMAN LANDING
SEABROOK, NH 03874
N57°25'45"W
IRON ROD SET
121.20'
R=15'
40.0'
22.0'
22.4'
31.3'
56.1'
23.0'
27.8'
28.7'
24.7'
WITCH ISLAND WAY
(ONE WAY PAVED PERVIOUS PAVEMENT)
20' WIDE COMMON DRIVEWAY AND UTILITY EASEMENT
PROPOSED SNOW STORAGE AREA (TYP.)
R=43'
R=25'
IRON ROD SET
388.61'
163.73'
IRON ROD FOUND
74.88'
149.99'
S40°12'49"W
46.8'
IRON ROD FOUND
DRILL HOLE FOUND 0.37' OFF LINE
R=43'
R=25'
IRON ROD SET
5.8'
S57°44'50"E
10'
18' (TYP.)
52.4'
SHED
PROPOSED 165 L.F. 6' HIGH STOCKADE FENCE
EXISTING 6' HIGH STOCKADE FENCE TO REMAIN
IRON ROD FOUND
PROPOSED 6' HIGH STOCKADE FENCE
53.0'
PROPOSED 55 L.F. 6' HIGH STOCKADE FENCE TO BE CONNECTED TO EXISTING
183/19
PETER & EILEEN J. TOKANEL
PRESTON M. & DAWN M. HALL
191 KARA DRIVE
NORTH ANDOVER, MA 01845
183/13/1
LORY L. ATTALLA
23 JENNIFER WAY
CONCORD, NH 03301
183/13/20
FRANCIS R. LAROCHE &
ELAINE HASEVLAT
3-A BALCOM ST
NASHUA, NH 03060
183/12/1
EDWARD J &
GEORGETTE A. BIRON
148 KING'S HWY UNIT #1
HAMPTON. NH 03842
183/12/2
VICTOR RICARDO
148 KING'S HWY #2
HAMPTON, NH 03842
183/70
KATHLEEN M. MIETT REV TRUST
C/O KATHLEEN & JOSEPH L. MIETT
P.O. BOX 174
154 KING'S HWY
HAMPTON, NH 03843-0174
183/4
GAUDET FAMILY REVOCABLE TRUST
C/O LUCY & JOSEPH GAUDET
572 CORAL AVE
MANCHESTER, NH 03104
PAVED
168/80
WILLIAM W. JR &
JEAN L CUPPLES
20 GOONAN ROAD
HOOKSETT, NH 03106
NOTE:
HOUSE LOCATIONS THIS SIDE OF WITCH ISLAND WAY PER TAX MAP. NOT SURVEY LOCATED.
69.86'
N49°56'58"W
162 KING'S HWY UNIT 1 2 STORY SINGLE FAMILY RESIDENCE
168/75
RICHARD L. &
ELIZABETH S. MEHLHORN
164 KING'S HWY
HAMPTON, NH 03842
257.58'
IRON ROD FOUND
PROPOSED 105 L.F. 4' HIGH WOODEN STOCKADE FENCE
N57°44'51"W
79.19'
IRON ROD SET
R=25.05'
Δ=82°04'03"
L=35.88'
CONDO SIGN WITH "ENTER HERE"
IRON ROD FOUND
71.56'
R=15'
S40°11'39"W
IRON ROD SET
POROUS PAVEMENT SIGN (SEE SHT. D3)
R=15'
PAVED
PAVED
PAVED
PAVED
PAVED
IRON ROD FOUND
CORNER
IRON ROD FOUND 1.60' OFF LINE
SIGN "STOP" AND 18" WIDE WHITE PAINTED STOP BAR WITH "DO NOT ENTER" SIGNS (TYP.X2)
R=15'
S40°11'39"W 20.00'
92.37'
R=15'
IRON ROD SET
S40°11'39"W
KING'S HIGHWAY
16TH STREET
17TH STREET
1
2
2
1
2
3
V
6
V
1

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS. THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

11/22/2010
MICHAEL W. BOUFFARD, LLS
DATE

TOWN OF HAMPTON PLANNING BOARD
CHAIRPERSON
3/9/2011
DATE

Design: JAC	Draft: TED	Date: 10/10/08
Checked: JSR	Scale: 1"=30'	Project No.: 08248
Drawing Name: 08248-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

11/22/2010
STATE OF NEW HAMPSHIRE
MICHAEL W. BOUFFARD
No. 880
LICENSED LAND SURVEYOR

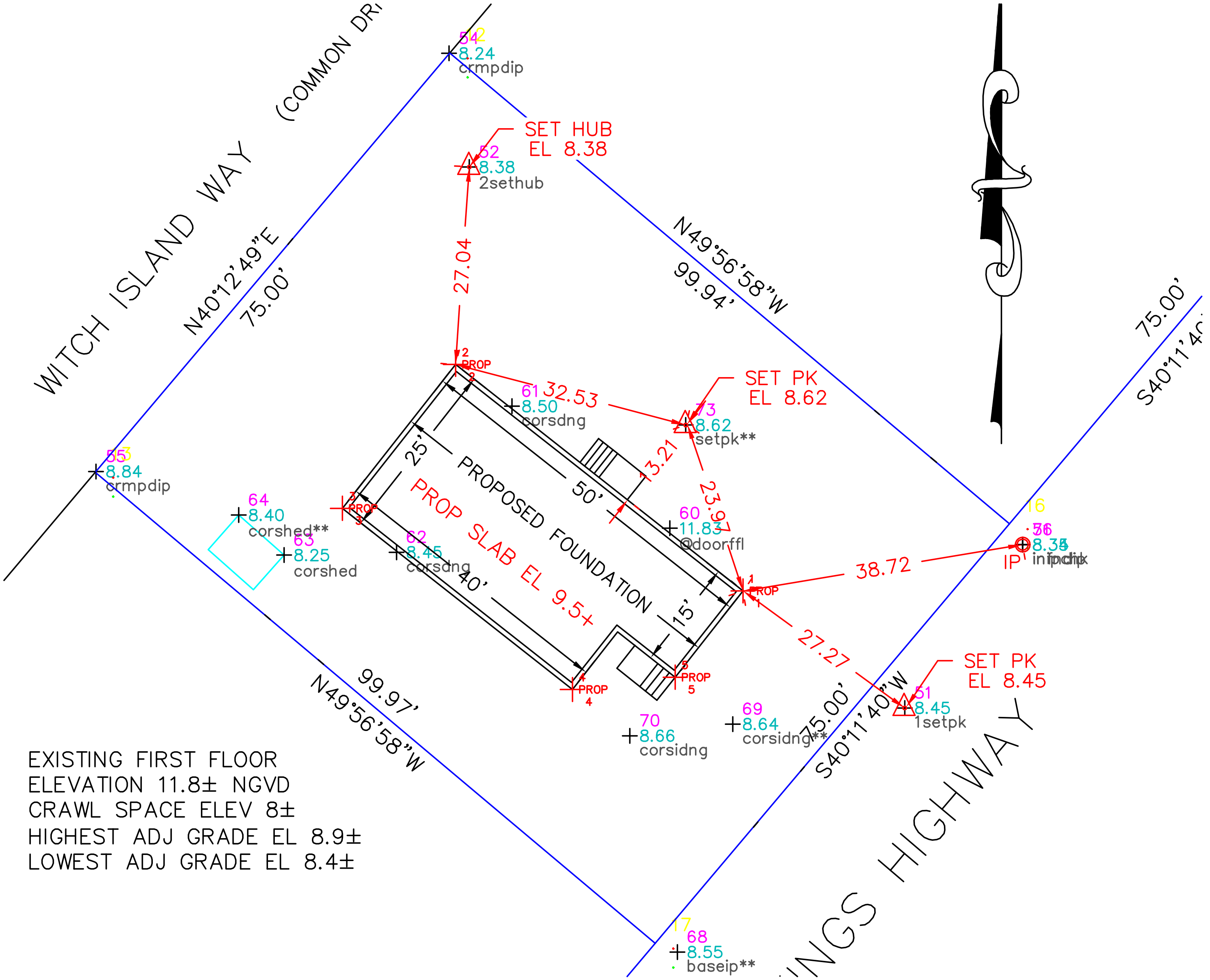
REV.	DATE	REVISION	BY
11	11/22/10	ADDED NOTES 30-32 PER TOWN ATTORNEY COMMENTS	JAC
10	9/21/10	REVISED FOR RECORDING	FHH
9	9/10/10	REVISED PER CONDITIONS OF APPROVAL	TED
8	10/12/09	REVISED PER TOWN ENGINEER COMMENTS	JAC
7	9/28/09	REVISED PER TOWN ENGINEER COMMENTS	TED

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN TAX MAP 183 LOT 1
Project:	WITCH ISLAND CONDOMINIUM WITCH ISLAND WAY, HAMPTON, NH
Owner of Record:	WITCH ISLAND CONDOMINIUM ASSOCIATION PRESIDENT: AMY AGNEW, 6 WYGANT RD, MARLBORO, NY 12542

DRAWING No.
C2
SHEET 3 OF 10
JBE PROJECT NO. 08248

D-36753


WITCH ISLAND WAY
(COMMON DR
N40°12'49"E
75.00'
N49°56'58"W
99.94'
N49°56'58"W
99.97'
75.00'
S40°11'40"W
75.00'
S40°11'4
NGS HIGHWAY
SET HUB
EL 8.38
SET PK
EL 8.62
SET PK
EL 8.45
27.04
32.53
13.21
23.97
38.72
27.27
IP
25'
50'
40'
15'
PROPOSED FOUNDATION
PROP SLAB EL 9.5+
PROP 1
PROP 2
PROP 3
PROP 4
PROP 5
54 8.24 crmpdip
52 8.38 2sethub
55 8.84 crmpdip
61 8.50 corsdng
73 8.62 setpk**
64 8.40 corshed**
63 8.25 corshed
62 8.45 corsdng
60 11.83 @doorffl
16
56 8.35 infndip
51 8.45 1setpk
70 8.66 corsidng
69 8.64 corsidng**
17
68 8.55 baseip**

EXISTING FIRST FLOOR
ELEVATION 11.8± NGVD
CRAWL SPACE ELEV 8±
HIGHEST ADJ GRADE EL 8.9±
LOWEST ADJ GRADE EL 8.4±

BUILDING PERMIT APPLICATION PLAN
154 KINGS HIGHWAY
HAMPTON, NH
SCALE:1"=20' OCTOBER 14, 2015

STOCKTON SERVICES
HAMPTON, NH

20 0 10 20 40

1 INCH = 20 FEET

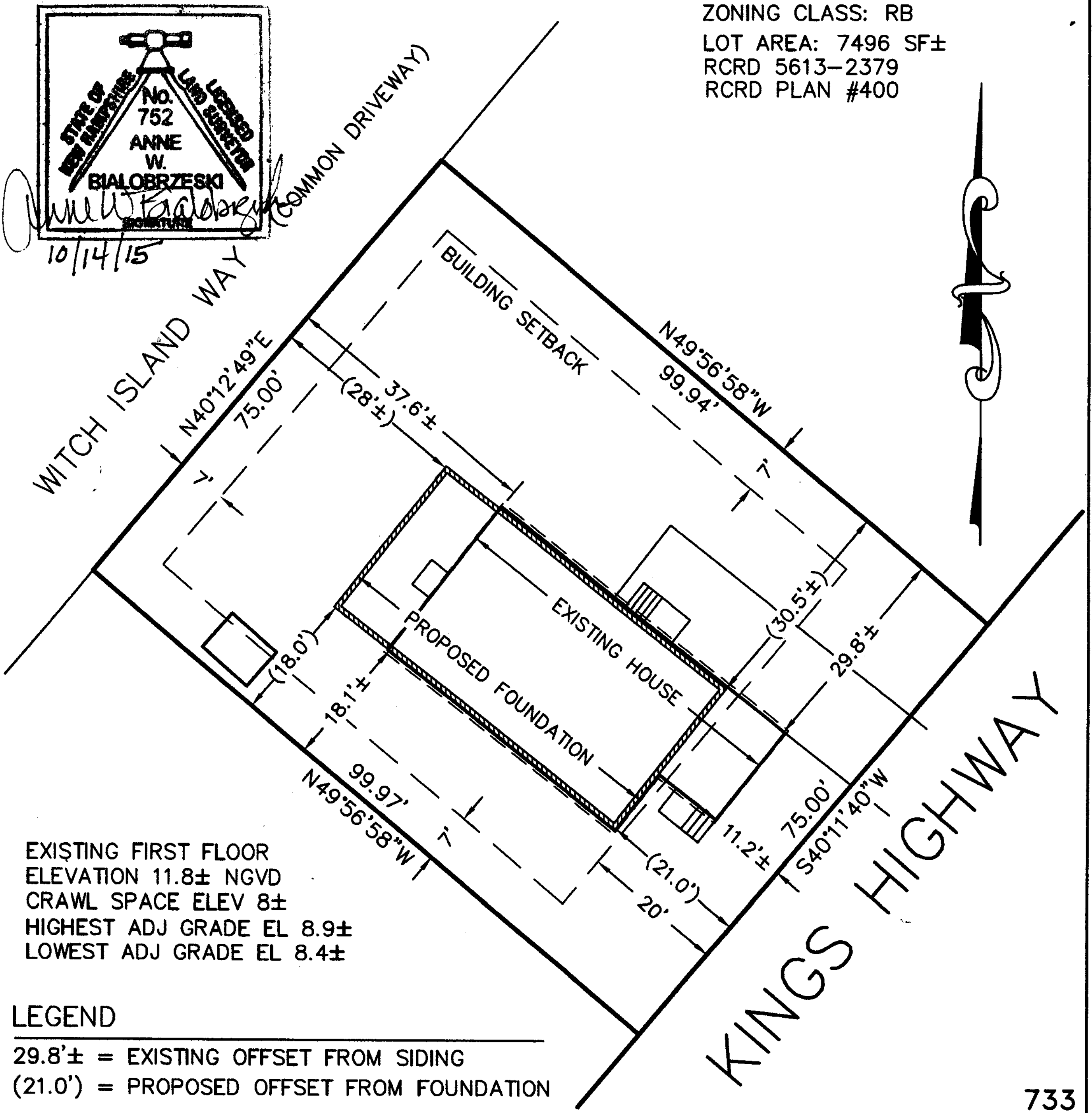
THE PURPOSE OF THIS PLAN IS TO CERTIFY TO EXISTING AND PROPOSED BUILDING SETBACKS FOR BUILDING PERMIT APPLICATION ONLY.
NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.

OWNER OF RECORD:
THOMAS O. MIETT
6 WHITE OAK LANE
QUAKER HILL, CT 06375

TAX MAP 183 LOT 7
ZONING CLASS: RB
LOT AREA: 7496 SF±
RCRD 5613-2379
RCRD PLAN #400

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 752
ANNE W. BIALOBRZESKI

Anne W Bialobrzeski
10/14/15


WITCH ISLAND WAY
(COMMON DRIVEWAY)
N40°12'49"E
75.00'
7'
37.6'±
(28'±)
BUILDING SETBACK
N49°56'58"W
99.94'
7'
(30.5'±)
29.8'±
EXISTING HOUSE
PROPOSED FOUNDATION
(18.0')
18.1'±
99.97'
N49°56'58"W
7'
11.2'±
75.00'
S40°11'40"W
(21.0')
20'
KINGS HIGHWAY

EXISTING FIRST FLOOR
ELEVATION 11.8± NGVD
CRAWL SPACE ELEV 8±
HIGHEST ADJ GRADE EL 8.9±
LOWEST ADJ GRADE EL 8.4±

LEGEND

29.8'± = EXISTING OFFSET FROM SIDING
(21.0') = PROPOSED OFFSET FROM FOUNDATION

5613-2379

Lot 16

Plan A~~#~~ "Hampton Shores

RCRD PLAN 00400

75 x 100

D 90

D 36753

gm5774@gmail

Joovy order

#53225

~~25 x 40~~

10 x

Greg Miller Contractor

Kings Highway

~~#~~ 154 on left

at base of 16th street

1000'-1500

944-0057

Check @ bldg dept

Thomas ~~Mc~~ Milett

50' x 100'

raise & building

move to comply in Front

ZONE

RB

FY 20

S/R ~~10~~ 7/7

FLOOD

cert??

Gmail

Stockton Services <stockton752@gmail.com>

---

154 Kings Highway

2 messages

Stockton Services <stockton752@gmail.com> — **Tue, Sep 22, 2015 at 8:00 PM**
To: gm57441@gmail.com

Greg,
I really apologize that I can't get to your job right away, but wanted to set up email contact and make sure we are on the same page so far.....
First, we didn't discuss this, but I assume I would working for you as opposed to the owner. Hope that is OK with you.
I've done a little bit of research to be sure there are no big surprises in store.... there might be one, actually....We should talk about Shoreland Protection, call me tomorrow maybe........that aside, I thought you said something about the building movers coming Oct 17 or 19th?? . I should be able to get you set up by then with horizontal and vertical control to know where to put the foundation, then do a foundation cert and post construction elevation certificate for the $1000-$1500 I mentioned, although I'm warning you that it will more likely be $1500 in the end. No lot corner staking or plan for recording, just what you need for the building department. We should talk about Shoreland Protection before you go any further. Let's talk tomorrow.
Tocky
--
Anne W. Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
PO Box 1306
Hampton, NH 03842-1306
603 929-7404
cell 603 765-8918

Greg Miller <gm57441@gmail.com> — **Tue, Sep 22, 2015 at 9:40 PM**
To: Stockton Services <stockton752@gmail.com>

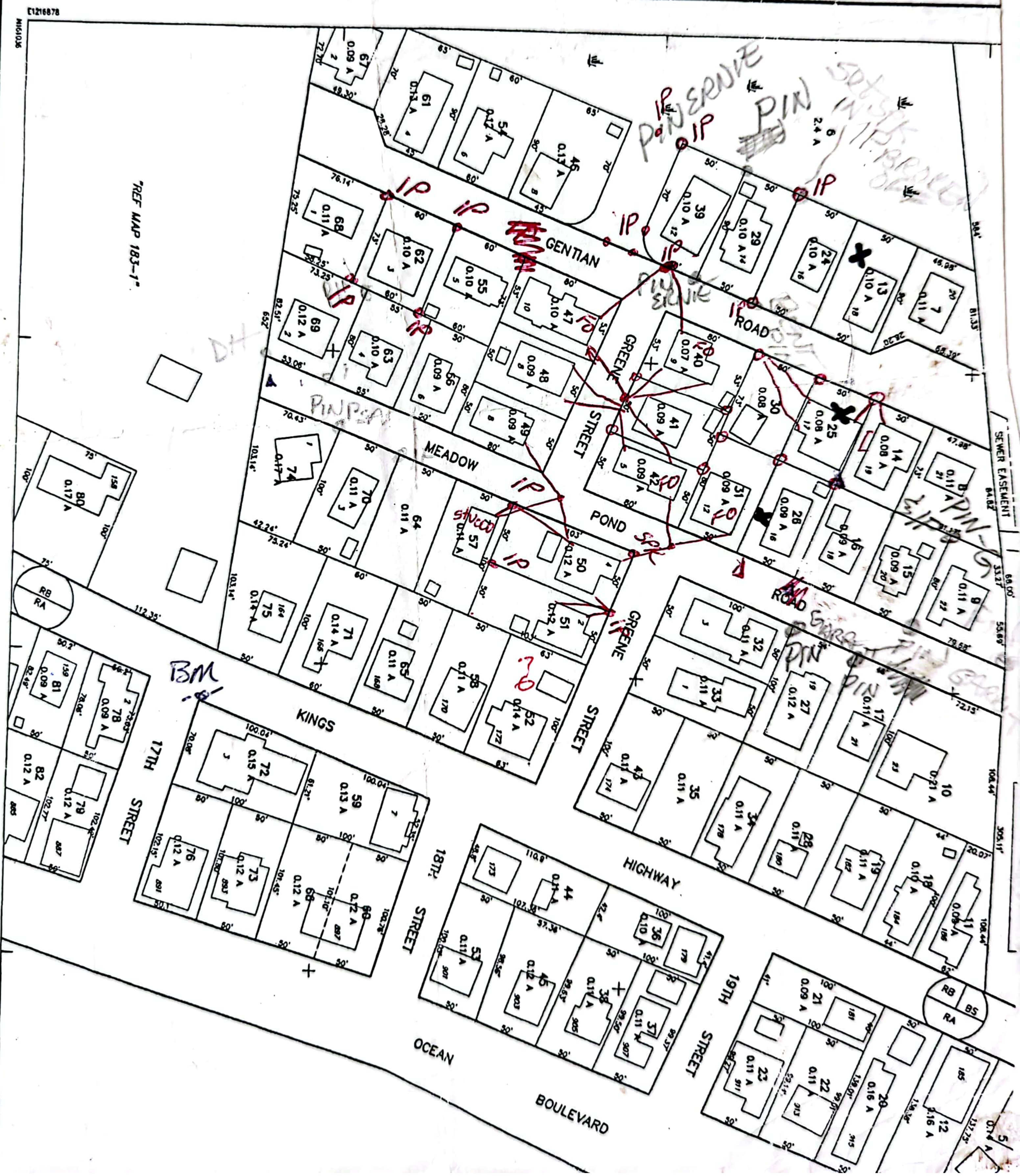
hi tocky,
thank you for the email. yes you will be dealing with me. I will call you tomorrow morning. shoreland protection doesn't sound like a good thing. funny thing, Scotty Bullard wanted me to say hi. I was telling him I found someone in hampton who might be able to help us out, when I told him who it was he laughed and said he had just talked to you that morning at the post office. we are working on this project together.

thank you
greg
[Quoted text hidden]

9/23
mentioned
Shoreland
protection
on
Watch Island
plan

9/23/2015 8:51 AM

MAP 168



E1216878
N161036
"REF MAP 183-1"
GENTIAN ROAD
MEADOW POND ROAD
GREENE STREET
KINGS HIGHWAY
17TH STREET
18TH STREET
19TH STREET
OCEAN BOULEVARD
SEWER EASEMENT
RB RA
RB BS RA
BM
IP
PIN
STUCCO

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE

DIGITIZED IN 1996 BY